WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160063118 DEEDWARR
Recvd: 07/22/16 10:00 2 pgs
Fees: 13.00 Taxes: 525.03
20160722-0075555

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2016.

Notary Public: Jan Morris

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne F. Murphy	Prime Lending	08602005900
(NAME)	(NAME)	
7003 Panama Drive	17330 Preston Rd #1603	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Copeland Trustee of The Earl D. Copeland Revocable Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wayne F. Murphy, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot 95 on Plan of Dodson Heights, as shown on plat of record in Plat Book 2900, Page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 95 fronts 67.8 feet on the northwesterly side of Panama Drive and extends back 141.4 feet on the northeasterly line and 108.2 feet to the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.

Being the same property conveyed to The Earl D. Copeland Revocable Living Trust by Limited Warranty Deed from Betty D. Copeland, dated 07/23/2006, recorded 10/02/2006, of record in Instrument No. 20061002-0121985, in the Register's Office of Davidson County, Tennessee. The said Earl D. Copeland having since deceased on 1/11/2015 leaving Michael W. Copeland as Trustee per the Revocable Living Trust.

All matters shown on the plat of record in Plat Book 2900, Page 113, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7003 Panama Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of July, 2016.

MICHAEL W. COPELAND TRUSTEE OF THE EARL D. COPELAND REVOCABLE LIVING TRUST

Trustee

Michael W. Copeland
Trustee

State of New Jersey
County of Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Copeland with whom I am personally acquainted and who proved himself to be the Trustee of Earl D. Copeland Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public COMMISSION DOES NOT EXPIRE
My Commission Expires: WAYNE A. STAHLMANN
AN ATTORNEY AT LAW OF NEW JERSEY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122