Davidson County DEEDWARR
Recvd: 09/02/16 08:27 3 pgs
Fees:18.00 Taxes:4251.30
20160902-0092318

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,149,000.00.

Affiant

Subscribed and sworn to before me this 1st day of September, 2016.

Notary Public

My Commission Expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jameson K. Norton and Anna K. Norton	Wells Fargo Bank, N.A.	11608 0 141.00
905 S. Wilson Boulevard	2701 Wells Fargo Way	
Nashville, TN 37215	Minneapolis, MN 55467-8000	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. COPPEANS and wife, RUTH W. COPPEANS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMESON K. NORTON AND ANNA K. NORTON, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the map of Woodmont Park Subdivision, of record in Book 547, page 148, Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 100 feet on the westerly side of Wilson Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to David L. Coppeans and wife, Ruth W. Coppeans, by deed from Thomas Eli Bessent, Jr. and wife, Mary Tigert Bessent, of record as Instrument No. 20090616-0055904, dated June 15, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 148, said Register's Office.

This is improved property known as: **905 S. Wilson Boulevard, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of September, 2016.

David L. Coppeans

Ruth W. Coppeans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Coppeans and Ruth W. Coppeans, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2016

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017