B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080949 DEEDWARR
Recvd: 09/15/16 13:25 2 pgs
Fees:13.00 Taxes:1332.00
20160915-0097123

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00.

Affiant

Subscribed and sworn to me on September 14, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29800SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia A. Copas 641 Old Hickory Blvd., #106 Brentwood, TN 37027	SAME AS NEW OWNER	160-15-C-4

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joyce L. Bumpus and Samuel M. Bumpus, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Patricia A. Copas, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 106, in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, as shown on Condominium Plat of Cloverland Hall of record as Instrument No. 20021101-0134432 in the Register's Office for Davidson County, Tennessee, and described in a Master Deed of record as Instrument No. 20021105-0135643 in said Register's Office, to which document reference is hereby made; and being subject to the easements, restrictive covenants, conditions and regulations imposed upon and relating to said condominium, the property, co-owners and tenants contained in said Master Deed with By-Laws appended thereto.

Being the same property conveyed to Joyce L. Bumpus, married, by Deed from Herman Rucker, unmarried, of record as Instrument No. 20070731-0090835 as corrected by Scrivener's Affidavit recorded as Instrument No. 20080917-0095037 and Notary Instrument of Correction recorded as Instrument No. 20080923-0096750, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code

Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cloverland Hall Condominium of record as Instrument No. 20021105-0135643 with By-Laws appended thereto, in the Register's Office for Davidson County, Tennessee.

3. Public utilities and drainage easements of record as Instrument No. 20021101-0134432 in said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20020925-0116817 in said Register's Office.
5. Public utility easement of record in Book 7868, page 956, in said Register's Office.

This property is also known as improved property located at 5601 Cloverland Drive, #106, Brentwood, TN 37027.

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 does 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 GRANTORS does 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 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/our hand(s) this 14th day of September, 2016.

Joyce L. Bumpus

Joyce L. Bumpus

Samuel M. Bumpus

Samuel M. Bumpus

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Joyce L. Bumpus and Samuel M. Bumpus to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 14, 2016.

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: