BILL GARRETT, Davidson County
Trans:T20170012730 DEEDWARR
Recvd: 02/10/17 15:28 2 pgs
Fees:13.00 Taxes:1032.30
20170210-0014423

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2017.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael J. Spezia Joyce L. Spezia		
46 Bellerive Acres	New Owners	083130B31100CO
St. Louis, MO 63121		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COPLAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. SPEZIA AND JOYCE L. SPEZIA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 311, with a street address of 1015 Fatherland Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575 and in Instrument No. 200611130140782, amended in Instrument 200701120005378, and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Jeffrey Coplan by Quitclaim deed from Coplan Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20121221-0117943 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 21, 2012.

Being the same property conveyed to Coplan Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Jeffrey Coplan, unmarried of record in Instrument No. 20160404-0032100 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 4, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1015 Fatherland St. #311, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2017.

Coplan Holdings, LLC

Jeffrey Coplan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Coplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Sole Member of Coplan Holdings, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public