BILL GARRETT, Davidson County
Trans:T20170016421 DEEDWARR
Recvd: 02/24/17 12:21 4 pgs
Fees:23.00 Taxes:1070.04
20170224-0018674

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
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 $289,200.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2017.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
George J. Coppens and Karen R. Coppens 7060 Still Spring Hollow Drive Nashville, TN 37221	Pinnacle Bank 150 Third Avenue S Nashville, TN 37201	128160A01900CO

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, **CALVIN W. BIVINGS BUILDERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE J. COPPENS AND WIFE,**

KAREN R. COPPENS, 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. 73 on the Plan of Still Spring Hollow Subdivision, Phase 1, Section 1, of record in Book 7900, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Calvin W. Bivings Builders, LLC, a Tennessee limited liability company by deed from Debra J. Dement, recorded April 18, 2016, of record in Instrument No. 20160418-0037258, Register's Office for Davidson County, Tennessee, and by Scrivener's Affidavit of record in Instrument No. 20160421-0039008, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Debra J. Dement by deed dated February 20, 2001, from Greater Middle Tennessee Development Partnership, a Tennessee general partnership, of record in Instrument No. 20010222-0016516, Register's Office for Davidson County, Tennessee.

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. 2017 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record at Book 7900, page 135, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, of record in Book 7963, page 400, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 8179, page 464, Register's Office for Davidson County, Tennessee.

4. By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Public Utilities, Storm Drainage and Appurtenances to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20010710-0073480; Instrument No. 20010925-0103587 and at Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record at Book 7921, page 471, Register's Office for Davidson County, Tennessee and at Instrument No. 20030220-0022601, Register's Office for said County.

7. Easement for water line to Harpeth Valley Utilities of record in Book 7542, page 241 and book 9740, page 971, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson County, of record in Book 9740, page 971 and of record at Instrument No. 20010925-0103589, Register's Office for Davidson County, Tennessee.

9. Open Space conveyed to Still Spring Hollow Homeowners Association of record in Book 8257, page 634, Register's Office for Davidson County, Tennessee.

10. Charter of the Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office for Davidson County, Tennessee.

11. Rights of others in and to the common elements.

This is improved property known as: **7060 Still Spring Hollow Drive, Nashville, TN 37221.**

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors 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.

WITNESS my hand this 24th day of February, 2017.

CALVIN W. BIVINGS BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Calvin W. Bivings, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN W. BIVINGS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of ~~January,~~ February 2017.

My Commission Expires: _____ Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018