THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210291** BILL GARRETT, Davidson County Trans:T20170016569 DEEDWARR Recvd: 02/24/17 15:40 2 pgs Fees:13.00 Taxes:2791.65 20170224-0018921	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $754,500.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Christopher Copeland and Lauren Palmer Gonnella 884 MONTROSE AVE Nashville TN 37204-2622	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-444.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Daniel Huffines, unmarried and Laura Peggy Merritt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Copeland and Lauren Palmer Gonnella, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of part of Lot No. 13, Montrose Park, of record in Book 3842, Page 223, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 4 fronts 57 feet on the Northerly side of Montrose Avenue and runs back 130.1 feet on the Westerly side and 137.2 feet on the Easterly side to a dead line in the rear measuring 45.5 feet thereon.

Being the same property conveyed to James Daniel Huffines, unmarried and Laura Peggy Merritt, unmarried by Warranty Deed from J. Miller Enterprises, LLC, a Tennessee Limited Liability Company D/B/A Aspen Construction Group, recorded on the 21st day of August, 2012 in Instrument No. 20120821-0074885, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PARK, as recorded in Plat Book 547, Page(s) 25 and Plat Book 3842, Page 223.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4282, Page 653.

This is improved property located at 884 MONTROSE AVE Nashville TN 37204-2622

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~17th~~ day of February, 2017.

James Daniel Huffines

Laura Peggy Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Daniel Huffines and Laura Peggy Merritt, 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 17th day of February, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018