THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210840** BILL GARRETT, Davidson County Trans:T20170026487 DEEDWARR Recvd: 03/29/17 12:57 2 pgs Fees:13.00 Taxes:962.00 20170329-0030612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Terry L. Williams Affiant Subscribed and sworn to before me, this 28th day of March, 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: Carla Copeland 3025 Summercrest Trail Antioch TN 37013-1184	Send Tax Bills To:	Tax Information: Tax Parcel ID No. 164-10-0-A-172.00 CO

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, **Terry L. Williams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carla Copeland, unmarried** ("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 all of Lot No. 350, Village Three, Summerfield, of record in Instrument Number 200010060099706, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Terry L. Williams, Married by Warranty Deed from Rex Creviston Homes, LLC recorded on the 3rd day of January, 2002 in Instrument No. 20020103-0000861, 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 VILLAGE THREE, SUMMERFIELD, as recorded in Instrument No. 20001006-0099706.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10774, Page 945, Book 11588, Page 484, Book 11669, Page 376, Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360 and 20060921-0117120.

Terms and provisions of by-Laws recorded in Book 11648, Page 660 and Instrument No. 20010326-0028531.

Charter of Homeowners Association recorded in Book 11648, Page 660 and Instrument No. 20010326-0028531.

Easement for Telecommunications, recorded in Book 1141, Page 327.

Easement for Storm Water Detention, recorded in Instrument Nos. 20050329-0033458 and 20000113-0004777.

Easement for Sewer/Storm Drainage, recorded in Instrument Nos. 19991216-0303934, 20000809-0079074 and 20030923-0140665.

Easement for Right of Way/Transmission Lines, recorded in Instrument No. 20000824-0083643.

Easement recorded in Instrument Nos. 20000913-0091248, 20000913-0091249, 20000804-0077639 and 20000913-0091247.

This is improved property located at 3025 Summercrest Trail Antioch TN 37013-1184

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 28th day of March, 2017.

Terry L. Williams

Alex Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry L. Williams and Alex Williams, 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 28th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018