P17-8497-PILK

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170038820 DEEDWARR
Recvd: 05/08/17 10:23 3 pgs
Fees:18.00 Taxes:1678.79

20170508-0045292

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **453,726.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/3/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Kyle Trent		
4108 Colorado Avenue	New Owner	103-04-0-397.00
Nashville, TN 37209-4732		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Douglas L. Koppang, III, and Dorothy Clare Turner Koppang, husband and wife, and Douglas L. Koppang, Jr. and Faye J. Koppang, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Kyle Trent**

HEREINAFTER CALLED THE GRANTEES, 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 Westerly 50 feet of Lot no. 37 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon.

Being the same property conveyed to Douglas L. Koppang, III, unmarried, a One-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Douglas L. Koppang, Jr. and wife, Faye J. Koppang, a One-half (1/2) undivided interest by Warranty deed from Dana DeMoss, an unmarried woman and Mary Darden, an unmarried woman of record in Instrument No. 20120822-0075496 Register's Office for Davidson County, Tennessee, dated August 20, 2012 and recorded on August 22, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4108 Colorado Avenue, Nashville, TN 37209-4732.**

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 we do covenant with the said GRANTEES that 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 we do

further covenant and bind ourselves, our heirs and representatives, 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 our hands this the 5th day of May, 2017.

Douglas L. Koppang, III

Dorothy Clare Turner Koppang by Douglas L Koppang III Attorney in Fact
Dorothy Clare Turner Koppang by Douglas L. Koppang, III, Attorney-in-Fact

Douglas L Koppang Jr by Douglas L Koppang III Attorney in Fact
Douglas L. Koppang, Jr. by Douglas L. Koppang, III, Attorney-in-Fact

Faye J. Koppang by Douglas L Koppang III Attorney in fact
Faye J. Koppang. by Douglas L. Koppang, III, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas L. Koppang, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas L. Koppang, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dorothy Clare Turner Koppang**, as her Attorney in Fact, as the free act and deed of the within named **Dorothy Clare Turner Koppang**.

Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

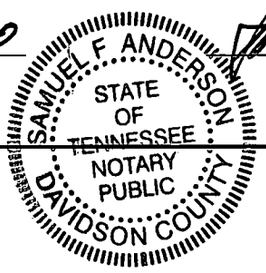
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas L. Koppang, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Douglas L. Koppang, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Douglas L. Koppang, Jr.**.

Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires 11/3/20

Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas L. Koppang, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Faye J. Koppang**, as her Attorney in Fact, as the free act and deed of the within named **Faye J. Koppang**.

Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires 11/3/20

Notary Public

