Davidson County DEEDWARR
Recvd: 06/28/17 14:53 3 pgs
Fees:18.00 Taxes:536.50

20170628-0065198

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2017.

Notary Public

My commission expires: 7/2/18

(Notary Stamp)

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melissa Ducharme	Melissa Ducharme	107-14-0A-060.00-CO
1216 Massman Dr	1216 Massman Dr	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark Robbins, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melissa Ducharme, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 60 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

BEING the same property conveyed to Mark Robbins, Walter L. Timmons, Jr., and Terrence L. Cobb d/b/a Massman Investments by Warranty deed from Carson C. Driver, Jr., and wife, Doris B. Driver of record in Book 6384, page 760, Register's Office for Davidson County, Tennessee, dated September 11, 1984 and recorded on September 18, 1984. (Value or consideration shown in aforementioned deed $48,815.00.)

BEING the same property conveyed to Massman Investments, a Tennessee general partnership by Quitclaim deed from Terrence L. Cobb of record in Book 9650, page 418, Register's Office for

Davidson County, Tennessee, dated April 17, 1995 and recorded on April 20, 1995. (Value or consideration shown in aforementioned deed $0.00.)

BEING the same property conveyed to Mark Robbins by Quitclaim deed from Massman Investments, a Tennessee General Partnership composed of Walter L. Timmons, Jr. and Mark Robbins of record in Book 9742, page 472, Register's Office for Davidson County, Tennessee, dated June 30, 1995 and recorded on July 27, 1995.

This is X improved ☐ unimproved property known as **1216 Massman Dr, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2017.

Mark Robbins

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark Robbins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of June, 2017.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 617147

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY