THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17051174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2017. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner: Carmen April-Washington and Lionel Washington 47 NICKLEBY DOWN Brentwood TN 37027-7624	Send Tax Bills To: FJM BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	Tax Information: Tax Parcel ID No. 172-01-0A-034.00 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, **Robert C. Myers and Lori Myers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen April-Washington and Lionel Washington, 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:

Being Lot No. 34, on the Plan of Copperfield, Revised, of record in Plat Book 6900, Page 555-559, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Myers and Lori Myers, husband and wife by Warranty Deed from Lauri L. Byrd f/k/a Lauri L. Arnold and husband, Stuart A. Byrd, recorded on the 2nd day of July, 2010 in Instrument No. 20100702-0052055, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 145-149 and as revised in Plat Book 6900, Pages 555-559.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6779, Page 296, Book 6783, Page 973, Book 7071, Page 482 and Book 7208, Page 889.

Charter of Copperfield Homeowners Association, Inc. recorded in Book 7200, Page 824, Book 7496, Page 162 and Book 7500, Page 941.

Easement for Grant of Transmission Line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

Easement for Water Main, recorded in Book 7593, Page 488.

BILL GARRETT, Davidson County
Trans:T20170057331 DEEDWARR
Recvd: 07/05/17 15:14 2 pgs
Fees:13.00 Taxes:1350.50
20170705-0067564

Easement for Sanitary Sewer, recorded in Book 7593, Page 511.

Easement recorded in Book 11018, Page 985.

This is improved property located at 47 NICKLEBY DOWN Brentwood, TN 37027-7624.

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 30th day of June, 2017.

Robert C. Myers Lori Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Myers and Lori Myers, 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 30th day of June, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____