BILL GARRETT, Davidson County
Trans:T20170067856 DEEDWARR
Recvd: 08/07/17 10:40 2 pgs
Fees:13.00 Taxes:647.50

20170807-0080394

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monica Copciac	new owner	**04415025400**
1011 Berry Street		
old Hickory **~~Nashville~~, TN 37138**		

FOR AND IN 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 ACKNOWLEDGE, WE,

Caleb Sims and wife, Heidi Sims and Elvin E. Braman and wife, Jane Braman

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

Monica L Copciac, a single woman

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 Lot No. 83, on the Plan of Section D, Village of Old Hickory, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caleb Sims and wife, Heidi Sims, by Warranty Deed from Bobby G. Bullion, unmarried, and Evelyn Sue Bullion, unmarried, heirs at law of Larry E. Bullion, dated June 26, 2008, of record in Instrument No. 20080718-0074050, Register's Office for Davidson County, Tennessee. Caleb Sims and wife, Heidi Sims conveyed their interest to Caleb Sims and wife, Heidi Sims and Elvin E. Braman and wife, Jane Braman by Quitclaim Deed dated January 13, 2014, of record in Instrument No. 20140310-0019741, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1424, page 65, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1011 Berry Street, old Hickory ~~Nashville~~, TN 37138.

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 in 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 my/our hand(s) this 31st day of July, 2017.

Caleb Sims

Heidi Sims by Caleb Sims as attorney in fact
Heidi Sims by Caleb Sims as attorney in fact

Elvin E Braman by Caleb Sims as attorney in fact
Elvin E Braman by Caleb Sims as attorney in fact

Jane Braman by Caleb Sims as attorney in fact
Jane Braman by Caleb Sims as attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Caleb Sims, the within named Grantor(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.

Witness my hand, at office, this 31st day of July, 2017.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Caleb Sims, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Heidi Sims, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

Witness my hand, at office, this 31st day of July, 2017.

*20170807-0080392

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Caleb Sims, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Elvin E. Braman and Jane Braman, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

Witness my hand, at office, this 31st day of July, 2017.

*20170807-0080393

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-1011