BILL GARRETT, Davidson County
Trans:T20170071508 DEEDWARR
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Fees:13.00 Taxes:296.00
20170817-0084583

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 6/22/21 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Robertson The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2017. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Cheek and Randall Haley	New Owner	092-06-0-202-00
2119 Westwood Ave		
Nashville, TN 37212		

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,

Renita Copeland Ezell and Debra Copeland Lyman and Richard A. Copeland and Melvin J. Copeland

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

Patrick Cheek and Randall Haley

(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 Lot No. 7 on the Map of Carrick's unrecorded Subdivision of Block "L", of the Hefferman's Property and described as follows:

BEGINNING at a point in the North margin of Herman Street, formerly Zollicoffer Street, said point being 287 feet more or less East of the Northeast corner of 28th Avenue, North, formerly Barrow Avenue and Herman Street and at the common Southerly corner of Lots 6 and 7; thence with the line between said lots, North 150 feet to the South margin of an alley, thence with the margin of said alley, East 50 feet to a point, the common Northerly corner of Lots 7 and 8; thence with the line between Lots 7 and 8 South 150 feet to the North margin of Herman Street; thence with the margin of Herman Street West 50 feet to the beginning.

BEING the same property conveyed to Melvin Copeland and wife, Elizabeth Copeland, by Warranty Deed from Ernest Baugh and wife, Pauline V. Baugh, of record in Book 4438, page 952, in the Register's Office for Davidson County, Tennessee, and being the same property being divested from Melvin Copeland, Jr. and vested in Elizabeth Copeland by Amended Final Decree of record in Book 5310, page 319, in the Register's Office for Davidson County, Tennessee; the said Elizabeth Copeland having since died intestate on

December 24, 2016, and her estate being administered as File No. 17P229 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and being survived by her children as her sole heirs at law as evidenced by Affidavit of Heirship being recorded simultaneously herewith. .

This is improved property known as 2722 Herman Street, Nashville, Tennessee 37208

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 15th day of August, 2017.

Renita Copeland Ezell

Debra Copeland Lyman

Richard A. Copeland

Melvin J. Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Renita Copeland Ezell and Debra Copeland Lyman, and Richard A. Copeland and Melvin J. Copeland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 15th day of August, 2017.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 817103

SP 11/2015