THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176751

Davidson County DEEDWARR
Recvd: 08/25/17 08:05 3 pgs
Fees:18.00 Taxes:782.63
20170825-0087293

STATE OF TENNESSEE
COUNTY OF Davidson

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $211,522.00

Affiant

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

Notary Public
My Commission Expires: 11/5/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trang Thi Kieu Le 892 Pin Oak Drive Antioch, TN 37013	New owner	164-08-0A-010.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tameka Copeland, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Trang Thi Kieu Le**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 197, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is -hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tameka Copeland, unmarried by Warranty Deed from Jerry Butler Builders, LLC, recorded on the 17th day of January, 2006 in Instrument No. 20060117-0005900, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 892 Pin Oak Drive, Antioch, TN 37013.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself. my 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. Whenever 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, Grantor has executed this instrument on this 31st day of July, 2017.

X _____
Tameka Copeland

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tameka Copeland,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2017.

_____
Notary Public
My Commission expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017