WARRANTY DEED

Bill Garrett Davidson County
Batch# 205 **DEEDWARR**
09/11/2017 02:36:05 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20170911-0092997

Y-VRES-17-1716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen M. Copeland	NEW OWNER	
(NAME)	(NAME)	
1716 Dr. D.B. Todd Jr. Boulevard		**81-11-165.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN LAFFERTY AND WIFE, KAELI LAFFERTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN M. COPELAND, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southwest part of Lot No. 395 of the Plan of McGavock, Wetmore and others' Second Addition to Nashville, called " The Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning on the Easterly margin of 18thAvenue North formerly line or Salem Street, at the corner of Lots Nos. 395 and 394; thence Eastwardly with the line between said two lots. 164 feet more or less, to a point 110 feet Westerly margin of 17th Avenue North, formerly James Street; thence Northerly parallel with said 17th Avenue North 50 feet; thence Westerly parallel with the first line, 120 feet, more or less, to the said Avenue, Southerly 52 feet, more or less, to the beginning.

Being the same property conveyed to Ryan Lafferty and wife, Kaeli Lafferty by Warranty Deed from Jewel Hodge, unmarried, recorded May 8, 2017 in Instrument No. 20170508-0045466 and further being the same property conveyed to Barbara Jo Neal, an unmarried person, by Warranty Deed from Karen P. Lawrence, Trustee of the Karen Lawrence Revocable Trust Under Agreement dated May 23, 2001, recorded December 31, 2003 in Instrument No. 20031231-0184210, re-recorded in Instrument No. 20040304-0024932, Register's Office for Davidson County, Tennessee. Barbara Jo Neal having since died intestate on January 5, 2017, leaving Jewel Hodge as her sole heir as noted in Affidavits of Heirship recorded in Instrument Nos. 20170508-0045463, 20170508-0045464 and 20170508-004545, Register's Office for Davidson County, Tennessee. See also Court Order of Small Estate, Barbara J. Neal, Deceased, Davidson County Probate Docket No. 17P31, filed January 10, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1716 Dr. D.B. Todd Jr. Boulevard, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 the 6th DAY OF SEPTEMBER, 2017.

Ryan Lafferty

Kaeli Lafferty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LAFFERTY the within named bargainor, 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 and official seal, this the 6th of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAELI LAFFERTY, the within named bargainor, 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 and official seal, this the 6th of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212