30043-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 4016 DEEDWARR
09/25/2017 09:55:31 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20170925-0097785

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of SEPTEMBER, 2017

Notary Public

MY COMMISSION EXPIRES: 9/1/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Loan Duong and Loi Vo	SWBC Mortgage	147 14 0 054.00
(NAME)	(NAME)	
609 Watsonwood Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand And No/100 Dollars ($267,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Dorothy Coppinger, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Loan Duong and Loi Vo, wife and husband**, 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:

Lying and being situated in Davidson County, Tennessee and being that land conveyed to John C. Derryberry, et ux, by Deed from Harold Franklin Cooke, et ux, of record in Book 5098, page 718, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 259 on the Plan of Whispering Hills, Section 2-A, as of record in Book 2331, page 132, said Register's Office, and BEGINNING at a point in the Southerly margin of Watsonwood Drive, at the corner of Lots Nos. 258 and 259; thence Southwardly with the line between said lots 115 feet to a concrete monument; thence North 82° 25' West 224.4 feet to a point in the Easterly margin of Westcrest Drive; thence with the margin of the same, Northwardly 117.9 feet to a point the beginning of a curve; thence along said curve Northeastwardly 39 feet to a point in the Southerly margin of Watsonwood Drive; thence with the margin of the same, Eastwardly 199.8 feet to the beginning.

Being the same property conveyed to Charles Coppinger and wife, Dorothy Coppinger, as Tenants by the Entirety by Warranty Deed from John C. Derryberry and wife, Augustine C. Derryberry dated July 6, 1982

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and recorded July 9, 1982 in Book 5908, Page 526, in said Register's Office for Davidson County, Tennessee.

The said Charles Coppinger having since died on October 5, 2015, said property is now vested in Dorothy Coppinger, as surviving tenenat by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 609 Watsonwood Drive, Nashville, TN 37211

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, has 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 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 our hands this 21 day of Sept 2017

Dorothy Coppinger
Dorothy Coppinger

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dorothy Coppinger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2017.

Sheila K. Reburn
Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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