THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913428

Bill Garrett Davidson County
Batch# 6400 **DEEDWARR**
10/02/2017 12:13:16 PM 2 pgs
Fees: $13.00 Taxes: $806.60

20171002-0100523

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JUNE 13, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $218,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Thomas Head 1018 N GRAYCROFT AVE Madison TN 37115-2313	New Owner	Tax Parcel ID No. 033-16-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty R. Wilson, n/k/a Betty Copenhagen, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Thomas Head and Julie L. Head, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 156, SECTION 2, PRIMROSE ACRES, as shown on plat of record in Plat Book 2900, Pages 43 and 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty R. Wilson by Warranty Deed from George E. Hughes and wife, Carolyn F. Hughes, recorded on the 6th day of April, 1992 in Deed Book 8594, Page 748, in the Register's Office of Davidson County, Tennessee.

Roger Copenhagen joins in this conveyance for the purpose of conveying all right. Title and interest he may have in and to the above described property as spouse of Betty R. Wilson n/k/a Betty Copenhagen.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, PRIMROSE ACRES, as recorded in Plat Book 2900, Page(s) 43 and 44.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2965, Page 520.

This is improved property located at 1018 N GRAYCROFT AVE Madison TN 37115-2313

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of September, 2017.

Betty R. Wilson n/k/a Betty Copenhagen Roger Cop

Betty R. Wilson, n/k/a Betty Copenhagen Roger Copehagen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty R. Wilson n/k/a Betty Copenhagen and Roger Copenhagen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

Nathan L Powers

Notary Public

My Commission Expires: 01/17/21

