Bill Garrett Davidson County
Batch# 36678 DEEDWARR
12/13/2017 10:37:13 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20171213-0127029

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR ~~THIS~~ TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED ~~AND SWORN~~ TO BEFORE, THIS THE 8th day of December, 2017.

NOTARY PUBLIC
My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Copher and Charlee Bettise	NEW OWNER	051-12-0-037.00
(NAME)	(NAME)	
106 Berkley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		

Warranty Deed

For and in Consideration of the sum of $169,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Donald Hall and wife, Peggy Hall,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel Copher and Charlee Bettise**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section One, Morningside Heights, of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more accurate legal description.

Being the same property conveyed to Donald R. Hall and wife, Peggy Y. Hall, by Warranty Deed from Constance S. Ransom and husband, Billy G. Ransom, dated 12/9/1993, recorded 12/14/1993, of record in Book 9185, page 261, in the Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 106 Berkley Drive, Nashville, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

FILE #: 17-6215

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of December, 2017.

Donald Hall

Donald Hall

Peggy Hall

Peggy Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Hall and Peggy Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6215