This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 8th day of December, 2017.

Notary Public
My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 40126 DEEDWARR
12/21/2017 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20171221-0129890

WARRANTY DEED

Address of New Owner:
Julienne Kopel
8612 Gauphin Place
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
173-09-0A 422.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALISON FORD DAVIS F/K/A ALISON M. FORD AND HUSBAND, DUSTIN CALEB DAVIS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JULIENNE KOPEL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alison M. Ford, an unmarried woman, by deed dated 07/26/2005 from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050727-0087768, said Register's Office.

The same Alison M. Ford and Alison Ford Davis are in the same person. Dustin Caleb Davis, husband, joins in the conveyance of all interest and equity in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8612 Gauphin Place, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DSD
AFD

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

Alison Ford Davis A/K/A Alison M. Ford 12-8-17

12-8-17
Dustin Caleb Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alison Ford Davis(A/K/A Alison M. Ford) and Dustin Caleb Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201712210129890

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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212