Bill Garrett Davidson County
Batch# 55863 DEEDWARR
02/06/2018 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20180206-0011944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$440,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of January, 2018

Notary Public
My Commission expires: 11/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth H. Lingo	SAME	104-15-0-091.00
2614 Sunset Place		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lou A. Copeland, Trustee of The Lou A. Copeland Trust dated January 30, 2004**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth H. Lingo and Glenda W. Lingo**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the west one-half of Lot No. 39 on the Map of Sunset Park, of record in Book 332, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said part of Lot No. 39 fronts 50 feet on the north side of Sunset Park, formerly Turner Avenue or "B" Street and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Lou A. Copeland, Trustee of The Lou A. Copeland Trust dated January 30, 2004, by deed from Wil C. Goodheer and wife, Lee Albright Goodheer, on February 15, 2006, of record in Instrument Number 20060217-0019594, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 332, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **2614 Sunset Place, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 30, 2018.

The Lou A. Copeland Trust dated January 30, 2004

Lou A. Copeland, Trustee

By Lou A. Copeland, Trustee

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lou A. Copeland, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 30, 2018

My commission expires _____

_____
Notary Public

See Attachment for
Official Notarization

CIVIL CODE § 1189

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On JAN. 30, 2018 before me, **Anna Canellas Notary Public,**

personally appeared LOU A. COPELAND,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Acanellas

Anna Canellas, Notary Public

ANNA CANELLAS
Commission # 2125167
Notary Public - California
San Diego County
My Comm. Expires Aug 26, 2019

Notary Public Seal

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021