#12875

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Copper Investments, LLC	New owner	05308004200
(NAME)	(NAME)	
1598 Guill Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Garry Stanley, a.k.a. Garry Stanley**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Copper Investments, LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 24 Block No. 2 on the Plan of Dabbs and Elliott Subdivision No. 1 at Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the westerly side of 24th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Garry Stanley and wife, Sandra E. Stanley and James F. Stanley and wife, Joan K. Stanley by deed from the Trustees of Good News Gospel Chapel of record in Book 6496, page 215, and further conveyed to James Garry Stanley by deed from Sandra E. Stanley of record in Book 10436, page 808. Joan K. Stanley having predeceased James F. Stanley and James F. Stanley having conveyed his interest to James Garry Stanley by deed recorded in 10436, page 809, Register's Office for Davidson County, Tennessee. Garry Stanley and James Garry Stanley being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

Bill Garrett Davidson County
Batch# 62331 **DEEDWARR**
02/26/2018 10:43:04 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180226-0017732

unimproved ☐

This is improved ☑ property, known as 107 24th St., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 23rd day of February, 2018.

James Garry Stanley

State of Tennessee
County of

Personally appeared before me James Garry Stanley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of February, 2018.

Notary Public
My Commission Expires: _____

File No.: 12875

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020