Bill Garrett Davidson County
Batch# 70847 DEEDWARR
03/19/2018 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20180319-0025794

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public

My commission expires: 3/10/2019

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Potash	LeaderOne Financial Corporation	**142090B81600CO**
816 General George Patton Road	7500 College Blvd Ste 1150	
Nashville, TN 37221	Overland Park, KS 66210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Merrill Cope, a married woman (formerly known as Merrill Anne Derrick)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Potash, an unmarried woman

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 Unit 816 together with the carport designated No. 816-C on the Plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, pages 145-146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, page ~~249~~ 248, said Register's Office.

Being the same property conveyed to Merrill Anne Derrick, unmarried, by Warranty Deed from Eugene A. Collins, unmarried, dated March 19, 2014, of record in Instrument No. 20140320-0022946, Register's Office for Davidson County, Tennessee. Merrill Anne Derrick having since married Christopher Cope and now known as Merrill Cope. **Christopher Cope, spouse of Merrill Cope, joins in the execution of this instrument for the purpose of conveying all his rights and interest, marital or otherwise in the subject property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 5200, page 145-146, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed and By-Laws in Book 5410, page 248, said Register's Office.

All easements, restrictive covenants and conditions, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 816 General George Patton Road, Nashville, TN 37221.

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 in 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.

Merrill Cope Date: 3/16/18

Christopher Cope Date: 3/16/18

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Merrill Cope and Christopher Cope, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

