Bill Garrett Davidson County
Batch# 86180 DEEDWARR
04/30/2018 10:38:49 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180430-0040311

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0611

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Erin Holloway
Affiant

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2018

Notary Public
Commission Expires: 1/19/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles S. Pond 1212 Massman Drive Nashville, TN 37217	The Mortgage Firm. Inc., ISAOA/ATIMA 921 Douglas Ave, Ste 200 Altamonte Springs, FL 32714	107-14-0A-062.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Earl Wheeler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles S. Pond, a single man, joined by, Natalie S. Gregory, a single 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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 62 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to Earl Wheeler by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150806-0078493 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1212 Massman Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2018.

Earl Wheeler

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
TG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Earl Wheeler

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 and official seal at Nashville, Tennessee this 20th day of April, 2018.

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)

