WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,000.00.

Affiant

Subscribed and sworn to me on 05/11/18.

NOTARY PUBLIC
My Commission Expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 11, 2020

Bill Garrett Davidson County
Batch# 91438 DEEDWARR
05/14/2018 10:50:30 AM 2 pgs
Fees: $13.00 Taxes: $584.60
20180514-0045802

THIS INSTRUMENT WAS PREPARED BY:
Rockford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anna M. Coppotelli 810 Bellevue Road #292 Nashville, TN 37211	Pinnacle Bank 150 3rd Ave South Ste 900 Nashville TN 37201	142-06-0-B 292.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michelle Dawn Binkley, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Anna M. Coppotelli, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Building No. 54, Unit 292 and Garage Nos. 1 and 2 on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Michelle Dawn Binkley by Warranty Deed dated January 22, 2013 from Melbourne G. Murray and wife, Barbara T. Murray and Ronald W. Murray and wife, Denise B. Murray of record in Instrument No. 20130130-0009847, Register's Office for Davidson County, Tennessee.
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> This is improved property known as 810 Bellevue Road #292, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 05/11/18.

Michelle Dawn Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/11/18, before me personally appeared Michelle Dawn Binkley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/11/18

NOTARY PUBLIC

My Commission Expires: 11-08-2021



True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

