THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34256-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2018. Notary Public My Commission Expires

SHIRLEY KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Andrea Huddleston 630 Stanvid Drive Nashville, TN 37216	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 061 02 0 161 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kraig Kopecky and wife, Jeannie Kopecky** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrea Huddleston** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 630 Stanvid Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 97182 DEEDWARR
05/25/2018 03:03:26 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20180525-0050506

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2018.

Kraig Kopecky

Jeannie Kopecky by Kraig Kopecky atty-in-fact
Jeannie Kopecky, by Kraig Kopecky her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kraig Kopecky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kraig Kopecky, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeannie Kopecky and that he is authorized by Jeannie Kopecky to execute this instrument on her behalf.

Witness my hand at office this 18th day of May, 2018.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section II, Second Addition Gra-Mar Acres, as of record in Plat Book 3500, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kraig Kopecky and wife, Jeannie Kopecky by deed dated July 30, 2011 from Prudential Relocation, Inc., a Colorado corporation of record in Instrument No. 20110916-0072063, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 061 02 0 161 00.
2. All matters appearing on the Plan of record as Book 3500, page 43, Register's Office for Davidson County, Tennessee.