DEEDWARR
05/29/2018 08:24:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180529-0050623

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 147 12 0A 113.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
ORDIS D. COPELAND, JR. and	*	Ordis D. Copeland, Jr.
PATRICIA R. COPELAND, Trustees of the	*	Patricia R. Copeland
COPELAND REVOCABLE LIVING TRUST	*	4458 Fair Meadow Road S.
113 Northcrest Commons Circle	*	Memphis, TN 38117
Nashville, TN 37211	*	

The GRANTORS, **ORDIS D. COPELAND, JR. and PATTI R. COPELAND, husband and wife**, as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ORDIS D. COPELAND, JR. and PATRICIA R. COPELAND, Trustees of the COPELAND REVOCABLE LIVING TRUST, dated May 1, 2018

The COPELAND REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.
>
> Being the same property conveyed to ORDIS D. COPELAND, JR. and PATTI R. COPELAND, husband and wife, by Warranty Deed of record at Instrument No. 20160301-0019334 and Scrivener's Affidavit at Instrument No. 20160307-0021754 in the Register's Office of Shelby County, Tennessee.

This conveyance is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee; By-Laws of Northcrest Commons Homeowner's Association, Inc. of record in Instrument No. 20040615-0070834, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for the Northcrest Commons Homeowner's Association, Inc., of record in Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee; rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; subject to right of others in and to the common areas and/or elements; and any and all existing easements and restrictions as shown of record note stated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 1st day of May, 2018, by the undersigned.

ORDIS D. COPELAND, JR.

Patricia R. Copeland

PATRICIA R. COPELAND

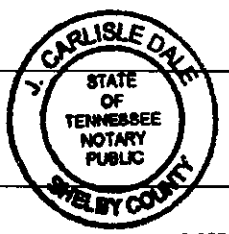
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ORDIS D. COPELAND, JR.** and **PATRICIA R. COPELAND** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 1st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: _____



My Comm. Exp. 03-13-2022

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN Tenn. Code Ann. § 67-4-409(a)(3)(F).
STATE OF TENNESSEE
COUNTY OF SHELBY

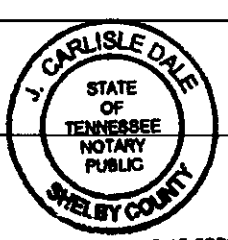
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 1st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: _____



My Comm. Exp. 03-13-2022