393

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 114711 DEEDWARR
07/11/2018 10:46:47 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20180711-0066914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/18/2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Parker Copeland Jr. and Carla Rutherford Copeland | Bancorp South Bank | |
| (NAME) | (NAME) | |
| 5409 A Michigan Ave | P.O. Box 3356 | 091-06-0-393.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Tupelo MS 38803-3356 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **GEORGE P. LAUDERDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES PARKER COPELAND JR. AND CARLA RUTHERFORD COPELAND, HUSBAND AND WIFE,** 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 Lot No. 1318 of Block No. 196, on the Plan showing extension of Plan No. 1 West Nashville, as shown on Plat of record in Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being part of the same property conveyed by Warranty Deed from Steve Morris, unmarried to George P. Lauderback, II and Tina Lynn Lauderback, husband and wife, as recorded on the 17th day of January, 2018 in Instrument No. 20180117-0004755, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5409 A Michigan Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 9th day of July, 2018

George P. Lauderback II by Kevin, Attorney in Fact

GEORGE P. LAUDERBACK, II, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Tina Lynn Lauderback by Kevin, Attorney in Fact

TINA LYNN LAUDERBACK, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ___ day of July, 2018, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George P. Lauderback, II and Tina Lynn Lauderback and acknowledged that he executed the same as the free act and deed of George P. Lauderback, II and Tina Lynn Lauderback.

Witness my hand and official seal at Nashville, Tennessee this 9 day of July, 2018.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public