Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2123

Karen Y Johnson Davidson County
Batch# 155403 DEEDWARR
10/31/2018 10:14:55 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75
20181031-0107728

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2018

Notary Public

Commission Expires: 7/5/21

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Kent Blair and Mignonne Blair 200 Tarrington Court Brentwood, TN 37027	New Owner	172-05-0A-008.00-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, WE,

Tyrus Raymond Coppinger, Jr and wife, Deborah Strain Coppinger

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

Mignonne Blair and husband, Thomas Kent Blair

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. 8 on the Plan of Final Plat, Phase One, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 479 amended in Plat Book 7900, Page 480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyrus Raymond Coppinger, Jr., and wife, Deborah Strain Coppinger by Warranty deed from Theodore R. Addai and wife, Felicia Addai of record in Instrument No. 20061219-0156096 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 19, 2006. (Value of consideration shown in aforementioned deed $337,500.00.) Being also known as 200 Tarrington Court Brentwood, Tennessee 37027.

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: 200 Tarrington Court, Brentwood, TN 37027

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 23rd day of October, 2018.

Tyrus Raymond Coppinger Jr

Deborah Strain Coppinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyrus Raymond Coppinger, Jr and Deborah Strain Coppinger** 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 and official seal at Brentwood, Tennessee this 23rd day of October, 2018.



(Notary Seal)

Notary Public
My Commission Expires: _____