WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157514 DEEDWARR
11/07/2018 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,788.95
20181107-0110536

MST 2018-1454

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,500.00

Amanda Wynot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: 9-17-22 (AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott W. Copeland	Churchill Mortgage Corp.	160-16-0-066.00
(NAME)	(NAME)	
1117 Seven Springs	761 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Paul Glenn Norman and Dawn R. Norman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott W. Copeland, unmarried,** 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. 239 on the Plan of Revised Phase 6, Hearthstone of record in Plat Book 6900, Page (s) 254 and 255, 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 Paul Glenn Norman and Dawn R. Norman, husband and wife by Warranty deed from Joshua Scott Sharpe and Sloane Spencer Sharpe, husband and wife of record in Instrument No. 20130814-0085431 Register's Office for Davidson County, Tennessee, dated August 01, 2013 and recorded on August 14, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 994, re-recorded in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485 amended in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 6917, Page 575; Book 7053, Page 982; Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 9945, Page 958; Book 11404, Page 149 and Book 11749, Page 481, Register's Office for Davidson County, Tennessee. Charter of Hearthstone Common Facilites Association, Inc. of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee. Charter for Hearthstone Homeowner's Association of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7403, Page 568, amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee. Conveyance of Common Area of record in Book 6499, Page 739; Book 6582, Page 158 and Book 7393, Page 746, in the Register's Office for Davidson County,

Tennessee. Driveway Easement Grant of record in Book 7429, Page 554, in the Register's Office for Davidson County, Tennessee. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8127, Page 706 and Book 8127, Page 745, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1117 Seven Springs, Brentwood, TN 37027
(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/our hand(s) this _____ DAY OF NOVEMBER, 2018.

Paul Glenn Norman

Paul Glenn Norman

Dawn R. Norman

Dawn R. Norman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Glenn Norman and Dawn R. Norman, husband and wife, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2018.

Barbara K Dunn

Notary Public

My Commission Expires: 6-24-19

BARBARA K. DUNN * NOTARY PUBLIC * ALABAMA STATE AT LARGE (SEAL)

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

