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. 34631-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2019. Notary Public My Commission Expires: 1-21-20

Dana Thomas State of Tennessee Notary Public Maury County

WARRANTY DEED

Address New Owner: Michael Paul Cope, Sanya Louisa Cope 4314 Sunnybrook Drive Nashville, TN 37205	**Send Tax Bills To:** SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No. 130 03 0 035 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, **Kevin M. Doherty**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Paul Cope and Sanya Louisa Cope,** Husband and Wife ("Grantees"), their 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 4314 Sunnybrook Drive, Nashville, TN 37205.

This property is not now, nor has it ever been, the marital residence of Grantor.

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

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2019.

Kevin M. Doherty

Karen Johnson Davidson County
Batch# 200181 DEEDWARR
02/28/2019 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20190228-0018180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 of Block 9 on the Plan of A Resubdivision of A Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin M. Doherty, by deed dated November 18, 2016 from Jeffrey M. Ceccacci and wife Kelly Majoy Ceccacci of record in Instrument No. 20161121-0122915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 130 03 0 035 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No.: 130 03 0 035 00.
3. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for DAVIDSON County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5799, page 533, Register's Office for Davidson County, Tennessee.

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY