THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219517** Karen Johnson Davidson County Batch# 205916 DEEDWARR 03/14/2019 10:24:59 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20190314-0023395	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 12th day of March, 2019 RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-05-2021 Notary Public My Commission Expires 7-5-2021

WARRANTY DEED

Address New Owner: Shaun David Coppock and Laney Coppock 6325 Willow Oak Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156-01-0C-005.00-CO

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, **Jessica Miles now known as Jessica Marie Reynolds and Ty Reynolds, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shaun Coppock and Laney Coppock, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, 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 Jessica Miles, unmarried, and Ty Reynolds, unmarried, as joint tenants in common by Warranty deed from Eugene G. Fox and Dianne M. Fox, husband and wife of record in Instrument No. 20141009-0093838 Register's Office for Davidson County, Tennessee, dated September 27, 2014 and recorded on October 09, 2014.

Jessica Miles having since married Ty Reynolds and is now known as Jessica Marie Reynolds

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary and Right of Way Dedication Plat of record in Plat Book 7900, Page 4, 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 7199, Page 119, as amended in Book 7781, Page 645, Book 9792,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-19 6325

Page 20, Book 9792, Page 24, Book 5354, Page 765, Book 5403, Page 5, Book 6851, Page 370, and Book 6982, Page 747 and Book 5534, Page 765, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA of record in Book 8747, Page 816, and Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.

Charter of Incorporation of the South Colony at Riverbend Homeowner's Association of record in Book 8748, Page 817, in the Register's Office for Davidson County, Tennessee.

Easement granted to the Electric Power Board of record in Book 3959, Page 595, Book 2002, Page 83, and Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee.

Deed for Open Space to HOA of record in Book 7907, Page 116, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6325 Willow Oak Drive Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of March, 2019.

Jessica Marie Reynolds

Jessica Marie Reynolds

Ty Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Marie Reynolds and Ty Reynolds, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY