Karen Johnson Davidson County
Batch# 211407 DEEDWARR
03/29/2019 09:29:31 AM 2 pgs
Fees: $13.00 Taxes: $638.25
20190329-0028398

RECORDING INFORMATION

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property transferred (whichever is greater) is $172,500.00.

Affiant

Sworn to and subscribed before me this 26th day of March, 2019.

Notary Public

My Commission Expires: _____

(SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Bailey Rankin 634 Lane Drive Nashville, TN 37207	Highlands Residential Mortgage 5200 Maryland Way Suite 106Brentwood, TN 37027	059-11-0-248.00

This Indenture is made on the 26th day of March, 2019, by and between **WAYMOND COPLEN, JOINED BY HIS WIFE, CHANTRE FAIR-COPLEN** ("Grantor"), and **BAILEY RANKIN, A SINGLE WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 572 on the Plan of Section 4, Haynes Manor of record in Plat Book 4175, Page 90, 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 Waymond Coplen, a single man by Warranty deed from Prosperian Investments LLC, a Tennessee limited liability company of record in Instrument No. 20130819-0086694 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 19, 2013.

This is improved property known as 634 Lane Drive, Nashville, TN 37207.

This conveyance is being made subject to:

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

2. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4378, Page 976, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 26th day of March, 2019.

GRANTOR:

Waymond Coplen

Chantre Fair-Coplen

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WAYMOND COPLEN and CHANTRE FAIR-COPLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY