WARRANTY DEED

Karen Johnson Davidson County
Batch# 236695 DEEDWARR
05/30/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20190530-0051427

W-CR-19-725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/29/21
(AFFIX SEAL)

ELIZABETH B. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Waymond Coplen and Chantre Coplen	Carrington Mtg Services, LLC	
(NAME)	(NAME)	059-06-0-037.00
725 Troy Drive	1600 S. Douglass Rd. Ste 110 & 200-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Anaheim, CA 92806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **P&C INVESTMENTS, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAYMOND COPLEN AND CHANTRE COPLEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Ewing Valley, Section I of record in Plat Book 4300, Page 167, 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 P&C Investments Inc by Special Warranty Deed from MTGLQ Investors, L.P of record in Instrument No. 20181022-0104464 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 22, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4300, Page 167, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4601, Page 374, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **725 Troy Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF MAY, 2019.

P&C Investments, Inc.

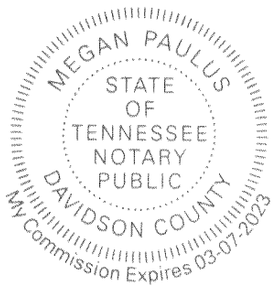
BY: _____
Selena Catalogne
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SELENA CATALOGNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of P&C INVESTMENTS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 23rd of May, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22