Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0252-19

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

Karen Johnson Davidson County
Batch# 242416 DEEDWARR
06/12/2019 10:35:03 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190612-0056361

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2019

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Tiffany R. Tumlin and Robert Murden 931 Riverside Drive Nashville, TN 37206	New Owner	Map/parcel: 083-07-0-214.00 Account:

WARRANTY DEED

FOR AND IN 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, I/WE

James E. Copeland, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tiffany R Tumlin, an unmarried woman and Robert Murden, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 63 on the Map of Roselawn as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 63 fronts 100 feet on the easterly margin of Riverside Drive and runs back between lines, 139.4 feet on the northerly line and 96.5 feet on the southerly line to a dead line in the rear, which is a broken line and measures 152.3 feet thereon.

BEING the same property conveyed to James E. Copeland by Warranty Deed from Billy E. Hoyle, dated 5/29/88 and recorded 6/2/88 in Book 7560, Page 475, Register's Office for Davidson County, Tennessee. Elena Copeland hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 931 Riverside Drive Nashville, TN, 37206

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of June, 2019

James E. Copeland

James E. Copeland

Elena M. Copeland

Elena Copeland

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within James E. Copeland and Elena Copeland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2019

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY