305-19

Karen Johnson Davidson County
Batch# 261040 DEEDWARR
07/23/2019 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $4,421.50
20190723-0072308

THIS INSTRUMENT PREPARED BY:
ALLEN D. LENTZ
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2019.

Notary Public

My Commission Expires: 3-7-23

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew R. Schrimpf Carmen E. James Schrimpf 2722 Acklen Avenue Nashville, TN 37212	New Owner	104-11-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COPPERHILL PROPERTIES, LLC, a Virginia limited liability company**, (incorrectly shown in previous deed of record as Copper Hill Properties, LLC) hereinafter called the Grantor, has bargained and sold, and by these presents

does transfer and convey unto **MATTHEW R. SCHRIMPF AND CARMEN E. JAMES SCHRIMPF,**

husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37, as shown on the map entitled Rich Re-Subdivision of Lots No. 17-18-19-33-34 & 35 and Original Lots No. 20 to 32 Inclusive and 36 to 48 Inclusive, in Marshall & Stokes Subd., of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Copper Hill Properties, LLC, by deed from Guardianship and Trust Corporation, Conservator for Sylvia Barish by Paula Reed, Conservator, of record in Instrument No. 20140123-0006494, as corrected by Scrivener's Affidavit of record in Instrument No. 20190717-0069910, Register's Office for Davidson County, Tennessee. Copper Hill Properties, LLC is correctly known as Copperhill Properties, LLC, a Virginia limited liability company.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, Page 172, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Detached Structure of record in Instrument No. 20171121-0119608, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2722 Acklen Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand effective this 18th day of July, 2019.

COPPER HILL PROPERTIES, LLC,
a Virginia limited liability company

BY: RAHowell for Copperhill Properties LLC
Rose Ann Howell, Sole Member/Manager

STATE OF VIRGINIA)
COUNTY OF Shenandoah)

Before me, the undersigned, of the state and county aforesaid, personally appeared Rose Ann Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member/Manager of Copperhill Properties, LLC, the within named bargainor, a Virginia limited liability company, and that she as such Sole Member/Manager executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as such Sole Member/Manager.

Witness my hand and official seal this 17 day of July, 2019.

Claudia R. Gray
Notary Public

My Commission Expires: 7/31/21

CLAUDIA R. GRAY
NOTARY PUBLIC
REG. # 157945
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 7/31/2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020