WARRANTY DEED

Karen Johnson Davidson County
Batch# 262156 DEEDWARR
07/25/2019 10:15:10 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75

20190725-0073086

B-KWR-19-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-26-21 (AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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)
Connor J. Coppola	Movement Mortgage, LLC	
(NAME)	(NAME)	**083-06-0Q-011.00**
2025 Eastland Ave.	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land SC 29707	
(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, **RYAN TIMBERS YOUNGERMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR J. COPPOLA, AN UNMARRIED MAN AND CARMINE R. COPPOLA, A MARRIED MAN,** 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 Unit No. 11, Eastland Court, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants, Conditions and Restrictions for Eastland Court, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20141117-0106018, as amended in Instrument No. 20160408-0033850 and Instrument No. 20170829-0088715, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Timbers Youngerman, a single man by Warranty Deed from LVH3, LLC, a Tennessee limited liability company, of record in Instrument No. 20180608-0055219, Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 08, 2018.

This conveyance is subject to:
- 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 5190, Page 458, 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 Instrument No. 20141117-0106018, as amended in Instrument No. 20160408-0033850 and Instrument No. 20170829-0088715, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20141117-0106017, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140627-0056333, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Street Right of Way of record in Instrument No. 20150311-0020814, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No.20180207-0012290, 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: **2025 Eastland Ave., Nashville, Tennessee 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 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 JULY, 2019.

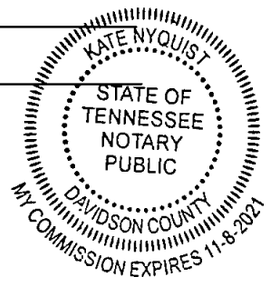
Ryan Timbers Youngerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TIMBERS YOUNGERMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)



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