Karen Johnson Davidson County
Batch# 273437 DEEDWARR
08/19/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20190819-0082879

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE, COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$0.00~~ $173,000.00

Affiant

Subscribed and sworn to me on 08/12/19.

NOTARY PUBLIC
My Commission Expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Boyd M. Reeder II 1208 Massman Drive, Nashville, Tennessee 37217	New Owner	107 14 0A 064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kelsey Moore, an unmarried woman, and Sharon Schwertfeger, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Boyd M. Reeder II, an unmarried man hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 64 of Copperfield Terrace Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Copperfield Terrace Condominiums, a Horizontal Property Regime, of record in Book 6326, Page 790, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kelsey Moore, an unmarried woman and Sharon Schwertfeger, an unmarried woman, by Warranty Deed from Mark G. Robbins, married, of record in Instrument No. 20180524-0050013, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018, and recorded on May 24, 2018.

Being the same property conveyed to Mark G. Robbins, married, by Warranty Deed from Huston A. Ferrell and wife, Lucy S. Ferrell, of record in Instrument No. 20000728-0074627, in the Register's Office of Davidson County, Tennessee, dated July 27, 2000, and recorded on July 28, 2000.

This is improved property known as 1208 Massman Drive, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 08/12/19.

Kelsey Moore

Kelsey Moore

Sharon Schwertfeger

Sharon Schwertfeger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/12/19, before me personally appeared Kelsey Moore and Sharon Schwertfeger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/12/19

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/15/2022
Notary' Seal (if on paper)