WARRANTY DEED

Karen Johnson Davidson County
Batch# 274953 DEEDWARR
08/22/2019 08:47:12 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20190822-0084257

O-SR-19-7060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Erica M. H
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2019.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Erica Haber	**NEW OWNER**	
(NAME)	(NAME)	
7060 Still Spring Hollow Drive		**128-16-0A-019.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GEORGE J. COPPENS AND WIFE, KAREN R. COPPENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICA HABER, UNMARRIED,** 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. 73 on the Plan of First Revision Section I - Phase I Still Spring Hollow Hicks Road of record in Plat Book 7900, Page 135, 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 George J. Coppens and wife, Karen R. Coppens by Warranty deed from Calvin W. Bivings Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170224-0018674 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 24, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 991 and 992 and Plat Book 7900, Page 135, 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 Book 7963, Page 400, as amended in Book 8179, Page 464, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Still Springs Hollow Homeowner's Association of record in Book 8294, Page 40, in the Register's Office for Davidson County, Tennessee.
- Charter of Still Springs Hollow Homeowner's Association of record in Book 7930, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 9740, Page 971, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Still Springs Hollow Homeowner's Association of record in Book 8257, Page 634, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20030220-0022601, in the Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 7858, Page 226, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of Davison and Williamson County, Tennessee of record in Book 7542, Page 241, in the Register's Office for Davidson County, Tennessee.
- StormWater Detention Agreement of record in Book 7921, Page 471, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utilities, Storm Drainage and Appurtenances to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20010710-0073480; Instrument No. 20010925-0103587 and Instrument No. 20010925-0103588; Instrument

No. 20010925-0103589, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20170224-0018674 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7060 Still Spring Hollow Drive, Nashville, Tennessee 37221**.

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 12th DAY OF AUGUST, 2019.

George J. Coppens

KAREN R COPPENS BY HER ATTORNEY IN FACT, GEORGE J COPPENS
Karen R. Coppens, by her attorney in fact, George J. Coppens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE J. COPPENS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2019.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE J. COPPENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAREN R. COPPENS, and who acknowledged he/she/they executed the same as the free act and deed of the said KAREN R. COPPENS.

Witness my hand and official seal, this the 12th of August, 2019.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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