WARRANTY DEED

JM-GL-19-0109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 7, 2023

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)
Allcustomhome, LLC	**NEW OWNER**	
(NAME)	(NAME)	**119-11-0-147.00**
901 Weatherside Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **KELLY COPPINGER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 21 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register' s Office for said County.

Said Lot No. 21 fronts 120 feet on the Westerly side of Glemnont Drive and runs back 235 feet on the Northerly line and 237.4 feet on the Southerly line to a dead line measuring 120.1 feet thereon.

Be the same more or less, but subject to all legal highways.

Being the same property conveyed to Kelly Coppinger, an unmarried man by Quitclaim deed from Kelly Coppinger, the Widower of Sarah Margaret Coppinger, who as Evidenced by the attached Exhibit A, died December 30, 2013 of record in Instrument No. 20140307-0019453 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 07, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2331, Page 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2548, Page 299, Book 4000, Page 527 and in Book 4250, Page 981in the Register's Office for Davidson County, Tennessee.
- Easement for sewer of record in Book 3465, page 250, 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: **109 Glenmont Drive, Nashville, Tennessee 37210**.

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.

Karen Johnson Davidson County
Batch# 277782 **DEEDWARR**
08/29/2019 03:53:38 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190829-0087472

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2019.

Kelly Coppinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY COPPINGER, 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 27th 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