Karen Johnson Davidson County
Batch# 380817 DEEDWARR
04/02/2020 10:44:33 AM 2 pgs
Fees: $13.00 Taxes: $1,746.40

20200402-0035401

WARRANTY DEED

2020-1089-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of March, 2020

(Affix Seal) Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Max Patrick Beizer and Tamara Nicole Scott 1221 Banbury Row Brentwood, TN 37027	new owner	Map/Parcel 172-09-0A-184.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tonya Copeland and husband, Howard Copeland**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Max Patrick Beizer and Tamara Nicole Scott**, husband and wife, hereinafter called the GRANTEES, their heirs 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. 180 on the Plan of Section Five-A, Banbury Crossing (a Planned Unit Development), of record in Instrument No. 20020830-0105357, Register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Tonya Copeland and husband, Howard Copeland by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated February 25, 2003, of record in Instrument No. 20030227-0026280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1221 Banbury Row, Brentwood, TN 37027 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-KW-20-1221

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.

Dated effective this the 31 day of March, 2020:

Howard Copeland

Tonya Copeland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of March, 2020, before me personally appeared Howard Copeland and Tonya Copeland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2020.

Notary Signature
My commission expires: 12-5-2020

