Karen Johnson Davidson County
Batch# 444302 DEEDWARR
07/27/2020 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20200727-0082036

Name and Address of New Owner:
Sarah Copeland
1333 Apple Valley Road
Madison, TN 37115

Send Tax Bills To:
Paramount Residential Mortgage Group, Inc.
1265 Corona Pointe Court
Ste 301
Corona, CA 92879

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-13-0-291.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon T. Railey and Madyson Grace Railey, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Copeland,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Final Subdivision Plat of Phase Two-A, Cedar Bluff Subdivision, of record in Plat Book 9700, Page 238, 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 Thomas Bradley Henderson IV, an unmarried man by Warranty deed from Richard Martin of record in Instrument No. 20150211-0012569 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 11, 2015. (Value of consideration shown in aforementioned deed $139,900.00.)

Being the same property conveyed to Brandon T. Railey, a single man by Warranty deed from Thomas Bradley Henderson IV, an unmarried man of record in Instrument No. 20180621-0059917 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 21, 2018. (Value of consideration shown in aforementioned deed $232,900.00.)

Being the same property conveyed to Brandon T. Railey and Madyson Grace Railey, husband and wife, as tenants by the entirety, by Quitclaim deed from Brandon T. Railey, a married man, who acquired title as single, joined in execution by his spouse Madyson Grace Railey, of record in Instrument No. 20191119-0119183, Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 19, 2019. (Value or consideration shown in aforementioned deed $0.00.)

Being also known as 1333 Apple Valley Road, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2020.

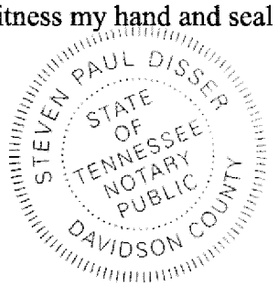
_____ (SEAL)
Brandon T. Railey

_____ (SEAL)
Madyson Grace Railey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon T. Railey and Madyson Grace Railey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2020.



_____
Notary Public
My commission expires: 3/8/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of July, 2020.

Notary Public
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2020-821

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON