39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131887

Karen Johnson Davidson County
Batch# 563534 DEEDWARR
01/28/2021 12:45:59 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20210128-0012749

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of January, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Copeland and Lauren Copeland 919 Coral Road Nashville TN 37204	FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 132 05 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney D. Clawson and Nicolle A. Clawson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Copeland and Lauren Copeland, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 50, on the plan of Section No. 2 Glendale Park, of record in Plat Book 1130, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodney D. Clawson and Nicolle A. Clawson, husband and wife, by Warranty Deed from Jennifer K. Cooke, an unmarried person of record in Instrument No. 20130618-0062332, in the Register's Office of Davidson County, Tennessee, dated June 17, 2013 and recorded on June 18, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section No. 2 Glendale Park, as recorded in Plat Book 1130, Page(s) 61.

This is improved property located at 919 Coral Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2021.

Rodney D Clawson by Kella Farris, Attorney in Fact
Rodney D. Clawson
By: Kella Farris, Attorney in Fact

Nicolle A. Clawson by Kella Farris, Attorney in Fact
Nicolle A. Clawson
By: Kella Farris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rodney D. Clawson and Nicolle A. Clawson and that she is authorized by Rodney D. Clawson and Nicolle A. Clawson to execute this instrument on their behalf.

WITNESS my hand, at office, this 27th day of January, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021