Karen Johnson Davidson County
Batch# 575718 DEEDWARR
02/23/2021 12:21:26 PM 2 pgs
Fees: $13.00 Taxes: $1,046.73
20210223-0022042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/29/22
(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 110
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Hayden Copeland, a single man		Map: 173090A31800CO
(NAME) 1008 Loxley Drive	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($282,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARMEN F. WHEELER F/K/A CARMEN F. WATKINS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM HAYDEN COPELAND, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 254 on the Plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carmen F. Watkins, an unmarried woman, by deed from Jacob J. Sims and Katherine Sim, husband and wife, of record in Instrument No. 20150402-0028837, dated March 31, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20040806-0094784, said Register's Office; (3) DCCR for Lenox Village Town Center of record in Instrument 20060612-0069716, Register's Office for said County; (4) Sign Easement of record in Instrument 20010103-0000902 and 20010822-0090889, Register's Office for said County; (5) Charter for Homeowner's Association of record in Instrument 20020412-0045831 and 20031016-0153550, said Register's Office; (6) Storm Water Detention Agreement of record in Book 7361, Page 230; Instrument 20020408-0042676 and 20051213-0149579, Register's Office for said County; (7) Storm Drainage Agreement of record in Instrument 20020722-0087469, Register's Office for said County; (8) Sewer & Drainage Easement of record in Book 7985, Page 449; Instrument 20010918-0100849; 20010918-0100851 and 20011129-0130322, Register's Office for said County; (9) Sewer Easement of record in Instrument 20010918-0100850 and 20010918-0100852, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20020315-0032826 amended in Instrument 20021226-0158458; 20031212-0178492; 20050815-0096405; 20040526-0062220; 20050119-0006853; 20050113-0005133; 20050324-0032209; 20060120-0007914; 20060221-0020352; 20060309-0027423; 20060321-0032383; 20060622-0074677; 20070103-0001284; 20070830-0104306; 20080326-0030439; 20080326-0030449; 20080403-0033974; 20020315-0032825 amended in 20021226-0158459; 20040526-0062221; 20060120-0007913;

20060321-0032383; 20060321-0032382; and 20020315-0032826, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Carmen F. Watkins and Carmen F. Wheeler being one and the same person.

The signature of Carmen F. Wheeler is signed by her duly appointed Attorney-in-Fact, Karen C. Neal, pursuant to the Power of Attorney of record in Instrument No. 20210223-0022041, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1008 Loxley Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th day of February, 2021.

Carmen F. Wheeler by Karen C. Neal, as her Attorney-in-Fact

Carmen F. Wheeler by Karen C. Neal, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Karen C. Neal, 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 on behalf of Carmen F. Wheeler, as her Attorney-in-Fact, as the free act and deed of the within named Carmen F. Wheeler.

Witness my hand and official seal this 12th day of February, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY