THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 859322 DEEDWARR
05/20/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20220520-0058404

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lou A. Copeland, as Trustee of The Lou A. Copeland Trust Dated January 30, 2004 26621 South Trevino Drive Sun Lakes, AZ 85248	Owner	104-14-0-112.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Colby B. Shea, as Trustee of The Colby B. Shea Trust**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Lou A. Copeland, as Trustee of The Lou A. Copeland Trust Dated January 30, 2004**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the easterly 48 feet of the westerly 96 feet of the northerly 1/2 of Lot No. 31 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 31 fronts 48 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 167 feet, more or less, to a dead line.

Being the same property conveyed to Colby B. Shea, Trustee of The Colby B. Shea Trust, by Quitclaim Deed, from Colby B. Shea, Trustee of The Arch Bishop III Living Trust, established by the Revocable Trust Agreement of Arch Bishop III, dated June 27, 2018, of record in Instrument No. 20211129-0156680, Davidson County Register of Deeds.

This property commonly known as 2813 West Linden Avenue, Nashville, TN 37212
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 29 **day of April, 2022:**

, TRUSTEE

Colby B. Shea, asTrustee of The
Colby B. Shea Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Colby B. Shea,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of April, 2022:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$760,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29th DAY OFApril, 2022:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/29/22 (date of document).

Date: 5/5/22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY