WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: June 27, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, 2525 Lebanon Pike, Ste.101, Bldg.C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Farris	**Acopia, LLC**	**07510015200**
(NAME)	(NAME)	
8410 Terry Lane	**306 Northcreek Blvd.**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna R. Farris

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

Justin Farris

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. 187 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said county, as follows:
Said Lot No. 187 fronts 81.0 feet on the southeasterly margin of Terry Lane and extends back 149.95 feet on the southwesterly side and 150.03 feet on the northeasterly side to a dead line in the rear on which it measures 81.0 feet.
Being the same property conveyed to Donna R. Farris by deed from Janet F. Flanagan and husband, Hollis R. Flanagan, Jr. of record in Instrument 200506270073862 on 06/23/2005 and filed for record on 06/27/2005, Register's Office for DAVIDSON County.

unimproved ☐
This is improved ☒ property, known as **8410 Terry Ln., Hermitage, TN 37076**
(House Number) (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 my hand this **22nd** day of **January, 2009.**

Davidson County DEEDWARR
Recvd: 02/09/09 16:07 1 pgs
Fees:13.00 Taxes:506.90
20090209-0011341

Donna R. Farris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Donna R. Farris** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **January 22, 2009**

Notary Public

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011