Davidson County DEEDWARR
Recvd: 02/12/09 08:49 2 pgs
Fees:13.00 Taxes:521.70
20090212-0012216

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2009.

Notary Public
My commission expires: 5/8/2012

06-0901-73358

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian A. Montgomery 5914 Colchester Hermitage TN 37076	Acopia, LLC 306 Mallard Creek Blvd Ste. 100, Goodlettsville, TN 37072	87-05-0-A-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marty Penix, married, joined by his wife, Alma Penix, and James Deatrick Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian A. Montgomery, hereinafter called the Grantees, their successors 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. 31, on the Plan of Farmingham Woods, Phase 1, of record in Book 7900, Page 228, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Horvath by deed from Kowaliga M. Higham, dated June 29, 2005, recorded August 5, 2005, of record in Instrument No. 20050805-092327, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marty Penix and James Deatrick Jr. by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee, dated December 12, 2008, recorded December 15, 2008, of record in Instrument No. 20081215-0120073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Alma Penix, spouse of Grantor, Marty Penix, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 5914 Colchester, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of January, 2009.

Marty Penix
Marty Penix, Owner/Agent

Alma Penix
Alma Penix

James Deatrick, Owner/Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marty Penix, Alma Penix and James Deatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of January, 2009.

Notary Public
~~Davidson~~ Wilson

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12