Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Road, Suite 212
Hendersonville, TN 37075
11-0079HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~168,900.00~~. 160,000. CD

Affiant

BILL GARRETT, Davidson County
Trans: T20110043660 DEEDWARR
Recvd: 07/20/11 09:40 2 pgs
Fees: 13.00 Taxes: 592.00
20110720-0055409

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of July, 2011.

Notary Public
Commission Expires: 4-23-14

ADDRESS OF NEW OWNER:
Christopher Bowen
110 Oxford Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Acopia LLC
306 Northcreek Blvd #100
Goodlettsville TN 37072

MAP & PARCEL
026-06-0-086.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Shannon L. Baskin and husband, William M. Baskin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Bowen, an unmarried person

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. 267 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, amended in Book 7649, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon L. Baskin and husband, William M. Baskin by Warranty Deed from Robert Thompson and wife, Toni Thompson, dated 12/1/05 and recorded 12/5/05 in Instrument Number 20051205-0145680, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Oxford Court Goodlettsville TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of July, 2011.

Shannon L. Baskin

William M. Baskin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon L. Baskin and William M. Baskin, 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 and official seal at Hendersonville, Tennessee this 15th July, 2011.

Notary Public

Commission Expires: 10/23/12

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY