WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020740 DEEDWARR
Recvd: 03/22/12 11:20 2 pgs
Fees:13.00 Taxes:397.75
20120322-0024322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Mossor	Acopia, LLC	151-10-A-269.00 CO
(NAME)	(NAME)	
7331 Ole Nottingham Drive	306 Northcreek Blvd #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Travis R. Dunn and Tara A. Dunn, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Mossor, 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 Number 117, on the plan of Phase Three, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Travis R. Dunn and Tara A. Dunn, husband and wife, by deed of record in Instrument Number 20101004-0078946, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Phase Three, Villages of Long Hunter, PUD of record in Instrument No. 20030707-0093205, Charter of Villages of Long Hunter P.U.D. Homeowner's Association of record in Instrument No. 20010531-0056981; Dedication/Conveyance of Common Area of record in Instrument NO. 20010531-0056383; Restrictions of record in Instrument No. 20010531-0056382; Instrument No. 20020718-0086411, and Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Easements of record in Book 8197, page 288; Book 8358, page 94, Book 9661, page 919; Book 2338, page 466; Instrument No. 20000906-0088272; and Instrument No. 20000906-0088271; Easement of record in Instrument No. 20001030-0107415; Subject to Reservation for Graveyard and Right of Way for Ingress-Egress of record in Book 1115, page 302; and Book 1101, page 457, and Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument No. 20010531-0056383; Instrument No. 20040531-0056381; and Instrument No. 20020718-0086411, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7331 Ole Nottingham Drive, Antioch, TN 37013

(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 our hands this 20th day of March, 2012.

Travis R. Dunn

Tara A. Dunn

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 Travis R. Dunn and Tara A. Dunn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of March, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013