Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120024459 DEEDWARR
Recvd: 04/04/12 11:02 2 pgs
Fees:13.00 Taxes:862.10
20120404-0028625

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**3817 Bedford Avenue**
**Suite 140**
**Nashville, Tennessee 37215**

**CRT File No. 12030412**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $233,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Daryl Bentfield<br>840 Rodney Dr<br>Nashville TN 37205 | Acópia LLC<br>306 Northcreel Blvd. Ste. 100<br>Goodlettsville, TN 7072 | Tax Parcel ID No.<br>115-09-0-027.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris I. Dunlap, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daryl Bentfield**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Number 118 on the plan of West Meade Hills, Section 4, of record in Book 3300, Page 46, Register's Office for said County.

Said Lot Number 118 fronts 133.0 feet on the easterly margin of Rodney Drive and extends back 463.2 feet on the northerly line and 510.1 feet on the southerly line to a dead line in the rear, measuring 91.0 feet thereon.

Being the same property conveyed to Charles A. Dunlap and wife, Doris I. Dunlap by Warranty Deed from Joel E. Brown and wife, Bernardita L. Brown, recorded on the 29th day of October, 1975 in Deed Book 4966, Page 47, in the Register's Office of Davidson County, Tennessee. The said Charles A. Dunlap having since died on July 29, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, WEST MEADE HILLS, as recorded in Plat Book 3300, Page(s) 46.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 840 Rodney Dr Nashville TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of March, 2012.

Doris I. Dunlap

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doris I. Dunlap, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014