WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120057615 DEEDWARR
Recvd: 08/03/12 14:26 2 pgs
Fees: 13.00 Taxes: 1285.75

20120803-0069186

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Carlton II	Acopia, LLC	06305000600
(NAME)	(NAME)	
1525 Neelys Bend Road	306 Northcreek Blvd, 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert W. Birkhead and wife, Kathy J. Birkhead**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John D. Carlton II and wife, Melissa L. Carlton**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1:Land in Davidson County, Tennessee, being all of Lot No. 5 and 6, on the plan of Dillard Acres, of record in Plat Book 6200, Page 578, said Register's Office, reference to which is hereby made for a more complete description.

Tract 2: Land in Davidson County, Tennessee, being all of Lot No. 1 on the plan of Dillard Acres, Section Two, of record in Plat Book 6050, Page 376, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert W. Birkhead and wife, Kathy J. Birkhead by Deed from James William Dillard and wife, Marice Ann Richards Dillard, dated 02/13/1990 and filed for record on 02/15/1990 in Book 8046, Page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Birkhead and wife, Kathy Birkhead by Deed from Margaret Marie Piercey Dillard, widow, dated 01/29/1992 and filed for record on 01/30/1992 in Book 8538, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Birkhead and wife, Kathy J. Birkhead by Deed from William Joel Dillard and wife, Wilese Denton Dillard, dated 09/09/1992 and filed for record on 09/15/1992 in Book 8729, Page 688, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6200, Page 578, Plat Book 6050, Page 376, said Register's Office. Restrictions of record in Book 7535, Page 868, said Register's Office.

File No.: 01288-9849
SMG TN Warranty Deed

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1525 Neelys Bend Road, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 July, 2012.

Robert W. Birkhead
By Kathy J. Birkhead, Attorney-in-Fact
by Kathy Birkhead

Kathy J. Birkhead

State of Tennessee
County of Williamson

Personally appeared before me ~~Robert W. Birkhead and Kathy~~ J. Birkhead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2012.

Notary Public

My Commission Expires: 9/23/13

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathy J. Birkhead, with whom I am personally acquainted (or who proved to me his/ her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Robert W. Birkhead for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Robert W. Birkhead, and is authorized by him to execute this instrument on his/her behalf.

WITNESS my hand and seal this 20th day of July, 2012.

Notary Public

My commission expires: 9/23/13

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-9849
SMG TN Warranty Deed