WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060395 DEEDWARR
Recvd: 08/14/12 11:20 3 pgs
Fees:18.00 Taxes:609.39
20120814-0072585

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip H. Arnold	Acopia, LLC	086140B09700CO
(NAME)	(NAME)	
2777 Fleet Drive	306 Northcreek Blvd, 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **David S. Springer and wife, Cynthia C. Springer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Phillip H. Arnold and Mary D. Arnold, husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Page 738-739, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to David S. Springer and wife, Cynthia C. Springer by Deed from Tommy H. Bolden and wife, Patricia Michelle Bolden, dated 09/12/2005 and filed for record on 09/15/2005 in Instrument 200509150111095, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 225, Plat Book 6900, Page 738, Plat Book 6900, Page 739, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7170, Page 987, as amended of record in Book 7628, Page 6, said Register's Office.
Said By-Laws were amended of record in Instrument 201105260040493, said Register's Office.
Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.
Charter of record in Book 7114, Page 370, said Register's Office.
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 2777 Fleet Drive, Hermitage, TN 37076
(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 10th day of August, 2012.

David S. Springer

Cynthia C. Springer

State of _____
County of _____

Personally appeared before me David S. Springer and Cynthia C. Springer, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2012.

SEE ATTACHED CERTIFICATE
DATE 8/10/12 NOTARY INITIALS

Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

ACKNOWLEDGMENT

State of California
County of Orange)

On August 10, 2012 before me, Susan C. Hicks, Notary Public
(insert name and title of the officer)

personally appeared David S. Springer, Cynthia C. Springer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SUSAN C. HICKS
COMM. #1917043
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp: DEC. 16, 2014