WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060826 DEEDWARR
Recvd: 08/15/12 10:49 2 pgs
Fees:13.00 Taxes:478.04
20120815-0073010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: JULY 9, 2013.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Gray	Acopia, LLC	063-16-0-B-126.00
(NAME)	(NAME)	
525 Granwood Blvd.	306 Northcreek Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, I, Meredith J. Beckley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Gray,_____, 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. 208, on the Plan of Hampton Park (formerly Chtiwood Downs, a Planned Unit Development), of record in Book 6900, pages 550, 551, and 552, as corrected in Book 7462, page 445, and amended in Book 8181, page 112, Register's Office for said County, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Meredith J. Beckley, unmarried, by deed of record in Instrument Number 20090902-0082611, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hampton Park of record in Book 6900, pages 550, 551, and 552, as corrected in Book 7462, page 445, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee. This conveyance is subject to Restrictions Covenants of record in Book 7351, page 852, Book 7431, page 204, Book 7451, page 729, Book 8181, page 112 and Book 8336, page 393, Register's Office for said County. Subject to Easements of record in Book 2247, page 75, Book 7460, page 930, Book 7489, page 515, Book 8007, page 235, Book 8739, page 991, Book 8657, page 179, Register's Office for said County. Subject to Flood Plain Easements of record in Book 8207, page 276 and Book 8951, page 797, Register's Office for said County. Charter Hampton Park HOA of record in Book 8517, page 762 and Book 8833, page 216, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 525 Granwood Blvd., Old Hickory, TN 37138

(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 my hand this 13th day of August, 2012.

Meredith J. Beckley by Tara DeSelms, Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of August 2012 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Meredith J. Beckley, and acknowledged that she executed the same as the free act and deed of the said Meredith J. Beckley, through Power of Attorney granted August 8, 2012 by the said Meredith J. Beckley.

Witness my hand and official seal at Franklin, Tennessee this 13th day of August, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public