File G-24286-8

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074835 DEEDWARR
Recvd: 10/03/12 09:03 2 pgs
Fees:13.00 Taxes:786.25
20121003-0090237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-15-15
(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

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
Brad R. Parmelee and Jennifer R. Parmelee	Acopia, LLC	172-03-0-007.00
(NAME)	(NAME)	
1313 Maplesong Court	306 Northcreek Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, Tennessee 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, Rita G. Hardeman and Robert Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad R. Parmelee and Jennifer R. Parmelee, Husband and Wife, 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. 7 of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, page 498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Rita G. Hardeman, married, by deed of record in Book 11121, Page 987, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of The Woodlands of record in Plat Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee. Subject to matters on boundary plat of record in Plat Book 6900, page 497, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Register's Office for Davidson County, Tennessee. Stormwater Detention Easement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee. Deed to Woodlands HOA of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee. Charter of Woodlands HOA of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1313 Maplesong Court, Nashville, TN 37211

(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 1st day of October, 2012.

Rita G. Hardeman

Robert Brown

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 Rita G. Hardeman and Robert Brown, 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 1st day of October, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013