BILL GARRETT, Davidson County
Trans:T20120076893 DEEDWARR
Recvd: 10/10/12 10:12 2 pgs
Fees:13.00 Taxes:551.30
20121010-0092764

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121103

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Joyce Kearney
2910 Rogers Court
Antioch, TN 37013

MAP: 136-14-0

PARCEL: 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert L. Crotinger and wife, Helen E. Crotinger**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joyce Kearney, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **548 Bluewater Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Revised Plan of Castlegate, Section 2-A, of record in Plat Book 5200, Page 10, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Robert L. Crotinger and wife, Helen E. Crotinger by Warranty Deed from Brance Beaty, Johnny L. Beaty and wife, Norma S. Beaty dated 2/29/96 and recorded 3/8/96 in Book 9974, Page 20, Register's Office for Davidson County, Tennessee.

RLC hec
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of October, 2012.

GRANTOR(S):

ROBERT L. CROTINGER

HELEN E. CROTINGER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert L. Crotinger and wife, Helen E. Crotinger** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of October, 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:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00**.

AFFIANT

SWORN TO and subscribed before me this 5th day of October, 2012.

NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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