BILL GARRETT, Davidson County
Trans:T20130002577 DEEDWARR
Recvd: 01/10/13 08:58 2 pgs
Fees:13.00 Taxes:480.63
20130110-0003109

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

37122

WARRANTY DEED

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00
Yeissa L Irizarry
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2012
Cheryl M Rodgers
Notary Public
MY COMMISSION EXPIRES: 1-5-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9045 Carothers Pkwy, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yeissa L. Irizarry	Acopia, LLC It's Successors and /or Assigns	16210005000
(NAME) 521 Janice Dr	(NAME) 306 Northcreek Blvd Suite 100	
(ADDRESS) ~~Anticoh~~, TN 37013	(ADDRESS) Goodlettsville, TN, 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Antioch

For and in 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/WE, **Barbara F. Stanley, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yeissa L. Irizarry, ~~an unmarried~~ married person**, 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:

(B)

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Brook View Estates, Section 1, as of record in Book 4460, page 103, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pete Lunati and wife, Barbara Lunati, by deed from Thomas L. Williams and wife, Beverly M. Williams dated September 13, 1978 of record in Book 5338, page 232, Register's Office of Davidson County, Tennessee. Pete Lunati died on 6/1/94 leaving Barbara Lunati as surviving tenant by the entirety. Barbara F. Stanley and Barbara Lunati are one and the same person.

(A)

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as Antioch 521 Janice Dr, ~~Anticoh~~, TN 37013

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, has 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.

BFS

Witness our hands this **20th** day of **December, 2012**

Barbara F. Stanley

Barbara F. Stanley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Barbara F. Stanley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **December, 2012**

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD