BILL GARRETT, Davidson County
Trans: T20130017574 DEEDWARR
Recvd: 03/04/13 10:58 2 pgs
Fees: 13.00 Taxes: 342.62
20130304-0021320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 92,600.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp: July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
QUINTINA R BREWER	**ACOPIA, LLC**	149-11-0-A
1628 RICE HILL COURT	**306 NORTHCREEK BLVD, 100**	040.00
ANTIOCH, TN 37013	**GOODLETTSVILLE, TN 37072**	

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 ACKNOWLEDGE, WE,

BRIAN THOMAS and WIFE, TRINITY THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

QUINTINA R BREWER, AN UNMARRIED WOMAN

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 all of Lot No. 40, on the Plan of Rice Hill, Phase 11, of record in Plat Book 6900, Page 27, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO BRIAN THOMAS AND WIFE, TRINITY THOMAS BY WARRANTY DEED FROM JAMES A JARRETT AND SUSAN A JARRETT DATED 01/26/05 AND RECORDED ON 01/28/05 IN INSTRUMENT NO. 20050128-0010560, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1628 RICE HILL COURT, ANTIOCH, 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, have a good right to convey it and the same in 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/our hand(s) this 22nd day of February, 2013.

BRIAN THOMAS

TRINITY THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRIAN THOMAS and TRINITY THOMAS, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON