BILL GARRETT, Davidson County
Trans:T20130021355 DEEDWARR
Recvd: 03/15/13 10:19 2 pgs
Fees:13.00 Taxes:610.50

20130315-0025929

WARRANTY DEED

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Trenton Daniel	Acacia, LLC	086140B02700CO
(NAME)	(NAME)	
2913 Chapelwood Drive	310 Nashboro Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Linda S. Sampson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Trenton Daniel**, 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: *unmarried

Land in Davidson County, Tennessee, being Lot Number 153 on the Revised Final Plat of Fleetwood Subdivision, Phase One, a Planned Unit Development, as of record in Book 6900, page 465 and 466, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda S. Sampson by deed from the Secretary of Veterans Affairs dated July 25, 2006 of record in Instrument No. 20060811-0098977, Register's Office of Davidson County, Tennessee.

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 2913 Chapelwood Drive, Hermitage, TN 37076

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.

Witness our hands this **8th** day of **March, 2013**

Linda S. Sampson

Linda S. Sampson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned authority, **Linda S. Sampson**, 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 **8th** day of **March, 2013**

Notary Public

My commission expires: 6-24-2013

SARAH EGAN
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY