BILL GARRETT, Davidson County
Trans: T20130029864 DEEDWARR
Recvd: 04/11/13 14:54 2 pgs
Fees: 13.00 Taxes: 488.40
20130411-0036138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2013.

Notary Public

My commission expires: 3/26/17

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SANDRA L BLIZZARD	Acopia, LLC	**03312008800**
416 JANETTE AVENUE	356 Northcreek Blvd, 100	
GOODLETTSVILLE, TN 37072	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,

BARRY A. BREWER and WILLIAM E. BREWER

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

Sandra L. Blizzard, 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:

BEING LOT NO. 214 ON THE PLAN OF GATEWOOD, SECTION I, OF RECORD IN BOOK 3300, PAGES 47-52, AND AMENDED IN BOOK 3974, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
SAID LOT FRONTS 110.7 FEET ON THE NORTHEASTERLY SIDE OF JANETTE AVENUE AND RUNS BACK 165.4 FEET ON THE SOUTHEASTERLY LINE AND 160 FEET ON THE NORTHWESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 67.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO BARRY A. BREWER ~~ADN~~ AND WILLIAM E. BREWER BY WARRANTY DEED FROM FIRST JORDAN, FLP, AS AS TRUSTEE OF THE 416 JANETTE AVENUE TRUST, RECORDED ON 12/30/11 IN ISTRUMENT NO. 20111230-0102378 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR HIS/HER SPOUSE OR ANY DEPENDENT.

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 416 JANETTE AVENUE, GOODLETTSVILLE, TN 37072.

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 5th day of April, 2013.

BARRY A. BREWER

WILLIAM E. BREWER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BARRY A. BREWER and WILLIAM E. BREWER, 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 5th day of April, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY