BILL GARRETT, Davidson County
Trans:T20130036406 DEEDWARR
Recvd: 05/02/13 10:38 2 pgs
Fees:13.00 Taxes:850.63
20130502-0044163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 229,900.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013.

Notary Public

My commission expires: 9/12/2014

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

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:
CHAD CROUCH **BETHANY CROUCH**	Acopia LLC	**04207001200**
104 GRAYCROFT COURT	306 Northcreek Blvd	#100
MADISON, TN 37115	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,

ROBERT N MOORE, JR, UNMARRIED

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

CHAD CROUCH and BETHANY CROUCH, husband & wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Castle Grove, Section 2, as of record in Book 2900, Page 102, Register's Office for said County, described as follows: Beginning at a point in the Easterly margin of Graycroft court, the common front corner of lots Numbers 28 and 29 on said plan; Thence Eastwardly 306.4 feet to a point; Thence Southwardly 165.9 feet to a point; Thence Westwardly 111.85 feet to a point; Thence Northwestwardly 316.5 feet to a point in the Easterly margin of Graycroft Court; Thence Northwardly with the margin of the same, 29.93 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR BY SPECIAL WARRANTY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMEBER 1, 2006, FREMONT HOME LOAN TRUST 2006-D DATED 11/30/11 AND RECORDED ON 12/09/11 IN INSTRUMENT NO. 20111209-0096321, 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 104 GRAYCROFT COURT, MADISON, TN 37115.

Rec to Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
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 30th day of April, 2013.

ROBERT N MOORE, JR

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, ROBERT N MOORE, JR, 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 30th day of April, 2013.

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County