BILL GARRETT, Davidson County
Trans:T20130054300 DEEDWARR
Recvd: 06/26/13 14:35 2 pgs
Fees:13.00 Taxes:518.00
20130626-0065848

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

NICHOLE M. GOADE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP 2-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of June, 2013.

Notary Public

Commission Expiration: 2-6-17

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Matthew J. Stauder<br>2136 E. Hill Dr.<br>Madison, TN 37115 | Acopia, LLC<br>306 Northcreek Blvd, #100<br>Goodlettsville, TN 37072 | -03403006500 |

# WARRANTY DEED

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, WE, **Lorraine J. Gerard, widow**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Stauder and Heater R. Stauder, husband and 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:

Property known as 2136 E. Hill Dr. Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section V, Shepherd Hills, as of record in Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jack K. Gerard and wife, Lorraine J. Gerard by deed from Jan L. Hagerman and wife, Emma L. Hagerman dated 11/20/1995 filed of record in Book 9865, Page 366, said Register's Office.

The said Jack K. Gerard having since died leaving Lorraine J. Gerard as surviving tenant by the entirety.

General Power of Attorney for Lorrain J. Gerard filed of record in Instrument No. 20130326-0029689.

Tax Map and Parcel ID is as follows 03403006500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as 2136 E. Hill Dr., Madison, TN 37115**

**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 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.**

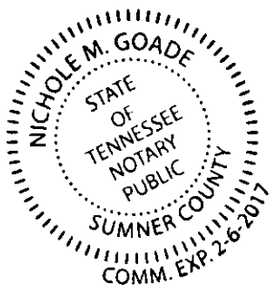
Witness my hand this 21st day of June, 2013.

Lorraine J. Gerard by Cynthia Stauder, attorney-in-Fact
Lorraine J. Gerard
By: Cynthia Stauder, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **21st day of June, 2013,** before me, appeared **Cynthia Stauder,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Lorraine J. Gerard**, and that said instrument was signed in behalf of the said **Lorraine J. Gerard**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.




Nichole M Goade
Notary Public
My commission expires: 2.6.17