(1) Return to Bridgehouse Title

File No. 130434

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054332 DEEDWARR
Recvd: 06/26/13 15:18 2 pgs
Fees:13.00 Taxes:799.20
20130626-0065898

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-2016
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Trotter	Acopia, LLC	051-14-O-A-025.00
(NAME)	(NAME)	
2121 Golden Oak Lane	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, WE, Cheryl Terry Miller and Michael Herbert Terry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Trotter and Kathryn E. Trotter, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Oakwood Estates of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Evelyn G. Terry by deed from Jerry Marable and wife, Kathy Marable, dated October 10, 2006, and recorded on October 12, 2006 in Instrument No: 20061012-0126899, Register's Office, Davidson County, Tennessee. Evelyn G. Terry died testate on September 29, 2012 devising said property to her children Cheryl Terry Miller and Michael Herbert Terry. See Last Will and Testament of Evelyn Gary Terry record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. (No. 12P1835)

Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 20000713-0069428, and amended in Instrument No: 200010020096900, said Register's Office.

All matters appearing on the Plan of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee.

Charter of Oakwood Estates Homeowners Association of Nashville, Inc. of record in Instrument No. 20000807-0078337, Register's Office for Davidson County, Tennessee.

Easement for sewer of record in Book 6807, page 654, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No.20000127-0008714, Register's Office for Davidson County, Tennessee.

File No. 130434

unimproved ☐

This is improved ☒ property, known as 2121 Golden Oak Lane, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of June, 2013.

Cheryl Terry Miller

Michael Herbert Terry

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Commission expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public