WARRANTY DEED

NICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY
TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan E. Haskins	Acopia, LLC	182060a16900co
(NAME)	(NAME)	
7492 Maggie Drive	306 Northcreek Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Melissa Eguakun, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan E. Haskins and wife, Amie M. Haskins, 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. 166 on the Plan of Old Hickory Hills, Phase Two, Section One, of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa Eguakun, by deed of record in Instrument No. 20121030-0099674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Melissa Eguakun by Victor Hazelwood as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130801-0080206 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7492 Maggie Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20130065810 DEEDWARR
Recvd: 08/01/13 12:04 2 pgs
Fees:13.00 Taxes:495.80

20130801-0080207

Witness my hand this 29th day of July, 2013.

Melissa Eguakun by Victor Hazelwood, her attorney in fact

Melissa Eguakun by Victor Hazelwood, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of July, 2013 before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Melissa Eguakun, and acknowledged that he executed the same as the free act and deed of the said Melissa Eguakun, through Power of Attorney granted he by the said Melissa Eguakun.

Witness my hand and official seal at Franklin, Tennessee this 29th day of July, 2013.

Commission expires:

LaTrece McAdoo

Notary Public

