BILL GARRETT, Davidson County
Trans:T20130092038 DEEDWARR
Recvd: 10/28/13 09:15 2 pgs
Fees:13.00 Taxes:392.20
20131028-0111641

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-10007

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Lynne Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF October, 2013.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/7/2015

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Diana L. Crossland	**Acopia, LLC**	**05203000400**
229 Randy Road	**306 Northcreek Blvd, #100**	
Madison, TN 37115	**Goodlettsville, TN 37072**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kathy Marlana Wright, unmarried f/k/a Kathy Maralana Wright-Stovall

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Diana L. Crossland, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 76 on the Plan of Rainbow Terrace, Section 5, of record in Plat Book 2133, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathy Marlana Wright-Stovall on 03/27/2009 by deed from Danny Wade Stovall, Jr., filed for record on 03/27/2009 in Instrument No. 20090327-0027923, in the Register's Office for Davidson County Tennessee.

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 229 Randy Road, Madison, Davidson County, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 23 day of October, 2013.

Kathy Marlana Wright

Kathy Marlana Wright

STATE OF Tn
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathy Marlana Wright,** 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 and official seal at Hendersonville, Tn. this 23 day of October, 2013.

DeAnna Gwyn

Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY