BILL GARRETT, Davidson County
Trans:T20130092426 DEEDWARR
Recvd: 10/29/13 08:25 2 pgs
Fees:13.00 Taxes:399.23
20131029-0112090

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $107,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2013.

Notary Public:

My Commission Expires: 3/18/14

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Birty L. Counts 1516 Pineview Dr. Nashville, TN 37207	Accpla, LLC 306 Northcreek Blvd. 100 Goodlettsville, TN 37072	050-030-0-042.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stacy Talley, An Unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Birty L. Counts, Jr., An Unmarried Man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 39 on the Plan of Bellshire Terrace, Section 1, Phase 2, as of record in Book 6250, Page 179-180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacy T. Talley by Special Warranty Deed from JP Morgan Chase Bank as Trustee, dated September 30, 2004 and recorded October 19, 2004, in Instrument NO. 20041019-0125315, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Plan recorded in Book 6250, Page 179-180.
2013 Davidson County taxes; a lien not yet due and payable.
All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1516 Pineview Dr., Nashville, TN 37207

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of October, 2013.

Stacy Talley

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Stacy Talley , the bargainor(s), 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, this 24th day of October, 2013.

Commission Expires: 06/24/2015

Notary Public: Gregory D. Vadner

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

