BILL GARRETT, Davidson County
Trans:T20130094079 DEEDWARR
Recvd: 11/04/13 11:49 2 pgs
Fees:13.00 Taxes:407.00
20131104-0114251

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131173

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Christina M. Bevel
234 Delvin Drive
Antioch, TN 37013

MAP: 162-06-0

PARCEL: 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James S. Corum, Sr., unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christina M. Bevel, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **234 Delvin Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Fair Oaks, Section One, as of record in Book 4175, Pages 42 and 43, Register's Office for said County.

SAID lot fronts 80 feet on the northerly side of Delvin Drive and extends back between parallel lines 130 feet to ta dead line.

BEING the same property conveyed to James S. Corum, Sr. and wife, Debra G. Corum by Warranty Deed from James M. Pugh and wife, Debbie Pugh dated 7/27/90 and recorded 7/31/90 in Book 8163, Page 456, Register's Office for Davidson County, Tennessee. Debra G. Corum having since died on or about January 27, 2009 leaving James Corum as her surviving spouse.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2013.

GRANTOR(S):

James S. Corum Sr.

JAMES S. CORUM, SR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James S. Corum, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of October, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

James S. Corum Sr.

AFFIANT

SWORN TO and subscribed before me this 31st day of October, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____