PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130104944 DEEDWARR
Recvd: 12/17/13 11:32 2 pgs
Fees:13.00 Taxes:377.40
20131217-0127313

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53063
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Ford 613 Cedarmont Drive Antioch, TN 37013	Acopia, LLC 306 Northcreek Blvd., 100 Goodlettsville, TN 37072

TAX MAP-PARCEL NUMBERS: 1730104300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$102,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Pamela A. Spears**, now Jones, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Ford** hereinafter called the **Grantee**, Grantee's 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. 24 on the Plan of Monte Carlo Section IIB of record in Book 5050, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Golden R. Spears and wife, Pamela A. Spears by Warranty Deed from Jonathan K. Bales and wife, Marlene W. Bales, dated February 18, 1989, recorded on May 31, 1990, of record in Book 8119, page 376, Register's Office for Davidson County, Tennessee.,

Further, being the same property conveyed to Pamela A. Spears by Quitclaim Deed from Golden R. Spears and wife, Pamela A. Spears, dated May 10, 1990, recorded May 31, 1990 in Book 8119, Page 376, Register's Office for Davidson County, Tennessee. Pamela A. Spears having since re-married and now being known as Pamela A. Spears Jones.

Samuel R. Jones, Jr., husband of Pamela A. Spears Jones, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050 Page 99, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cedarmont Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the southeasterly front corner.

This is improved property, known as: 613 Cedarmont Drive, Antioch, Tennessee 37013-4411

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2013.

Pamela A. Spears Jones

Samuel R. Jones, Jr.

State of TENNESSEE
County of DAVIDSON

On this22nd_ day of November, 2013, before me the undersigned authority, personally appeared Pamela A. Spears Jones and Samuel R. Jones, Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Sworn and subscribed before me this the 22 day of November, 2013

My Commission Expires: 8/16/14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public