BILL GARRETT, Davidson County
Trans:T20140008745 DEEDWARR
Recvd: 02/06/14 13:41 2 pgs
Fees:13.00 Taxes:555.00
20140206-0010670

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of January, 2014.

Notary Public

Commission Expiration: 10/18/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lakecia Peterson 509 Eversholt Ct. Antioch, TN 37013	Acopia, LLC 306 Northcreek Blvd, 100 Goodlettsville, TN 37072	-149010B02400CO

WARRANTY DEED

FOR AND IN 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, WE, **Kuvan Babiry, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lakecia Peterson and Cleo Smith, wife and husband**, 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:

Property known as 509 Eversholt Ct. Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot 313, Piccadilly Square, Phase III, Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 892-894, in The Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kuvan Babiry by Warranty Deed from Lisa Harper, unmarried and Lisa L. Harper, Sole Heir of Beverly A. Stanton dated 03/21/13, filed of record in Instrument No. 201303250029121, said Register's Office.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

Tax Map and Parcel ID is as follows 149010B02400CO

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 509 Eversholt Ct., Antioch, TN 37013

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 unemcumbered, 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.

Witness my hand this 30th day of January, 2014.

Kuvan Babiry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2014, before me personally appeared Kuvan Babiry, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of January, 2014.



Notary Public
Commission Expiration: 10/18/16