Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,950.00

Affiant

Subscribed and sworn to before me, this 12 day of March 2014.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 03/12/14 09:44 3 pgs
Fees:18.00 Taxes:484.52
20140312-0020575

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffry E. Rennert	Acopia LLC	12810016200
235 Colt Drive	306 Northcreek Blvd, Ste. 100	
Nashville TN 37221	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tutoatasi McGuirt, an unmarried woman hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jeffry E. Rennert an unmarried man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 157 on the Plan of Stacy Square, Section 4, of record in Book 4460, page 12, 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 Tutoatasi McGuirt by deed from Adam G. James and wife, Julie James of record in Instrument No. 20050426-0046429, dated 04/22/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Stacy Square, Section 4 of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4504, page 406, Register's Office for Davidson County, Tennessee

This property is improved property known as 235 Colt Drive, Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 10 day of March, 2014.

Tutoatasi McGuirt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tutoatasi McGuirt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of March, 2014.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 8/23/15

FILE NO: 08077

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

