WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021180 DEEDWARR
Recvd: 03/31/14 10:05 2 pgs
Fees:13.00 Taxes:1021.20

20140331-0026094

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Darrell M Chancellor
Affiant

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 5/13/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darrell M. Chancellor	Acopia LLC,	098100A03100CO
(NAME)	(NAME)	
109 Noel Cove Circle	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kelly P. King f/k/a Kelly Plummer and husband, Roger King**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Darrell M. Chancellor, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, 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 Kelly Plummer, unmarried by Warranty Deed dated 11/15/2005 from Frank Batson Homes, Inc. of record in Instrument 200511160138516, Register's Office for Davidson County, Tennessee. Kelly Plummer having since married and now known as Kelly P. King.

All matters as set forth per plat of record in Instrument 200507080079562, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200406030065607, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200308270124254, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200406180072535, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200812300123440, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6056 Hagars Grove Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 GRANTEE(S), their heirs and/or 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 27th day of March, 2014.

Kelly P. King

Roger King

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly P. King and Roger King the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and Official~~ seal this 27th day of March, 2014.

Notary Public
My Commission Expires:
5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122