WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140022869 DEEDWARR
Recvd: 04/04/14 11:09 2 pgs
Fees: 13.00 Taxes: 414.40

20140404-0028229

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014

Notary Public:

MY COMMISSION EXPIRES: 2/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John L. Ford, III	Acopia, LLC	Parcel ID:
133 Cumberland Trace	306 Northcreek Blvd., Ste. 100	073160A13300CO
Nashville, TN 37214	Goodlettsville, TN 37072	

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

Larry Edward Puckett, Terry Wayne Puckett, Susan Kaye Puckett Sellers and Randy Lynn Puckett, Individually and as Heirs of the Estate of Dorothy L. Puckett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John L. Ford, III and wife, Sandra H. Ford
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:

Land in Davidson County, Tennessee, being Unit No. 133A as shown on the plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6210, page 528, said Register's Office.

Being the same property conveyed to Dorothy L. Puckett, unmarried, by deed from Randy L. Puckett and wife, Christie M. Puckett, of record in Instrument 20010806-0084115, said Register's Office, dated July 31, 2001. The said Dorothy L. Puckett died testate on May 28, 2013.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6218, Page 528 amended in Instrument 20090825-0080066 and Book 6218, Page 563 amended in Instrument 20040405-0038158, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 724, said Register's Office.

Power of Attorney of record in Instrument 20140404-0028227 and Instrument 20140404-0028228, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 133 Cumberland Trace, Nashville, TN 37214

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 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 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 our hands this 28th day of March, 2014.

Estate of Dorothy L. Puckett

BY: Larry Edward Puckett by Susan Kaye Sellers
Larry Edward Puckett, Individually and as Heir by Susan Kaye Sellers Attorney in Fact

BY: Terry Wayne Puckett by Susan Kay Sellers
Terry Wayne Puckett, Individually and as Heir by Susan Kaye Sellers, Attorney in Fact

BY: Susan Kaye Puckett Sellers
Susan Kaye Puckett Sellers, Individually and as Heir

BY: _____
Randy Lynn Puckett, Individually and as Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kaye Puckett Sellers and Randy Lynn Puckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan Kaye Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Larry Edward Puckett and Terry Wayne Puckett as his/her/their Attorney in Fact as the free act and deed of the within named Larry Edward Puckett and Terry Wayne Puckett.

Witness my hand and official seal at Nashville, Tennessee the 28th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.