WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034759 DEEDWARR
Recvd: 05/19/14 13:36 2 pgs
Fees:13.00 Taxes:620.49

20140519-0042871

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,700.00

Eumeica Zirker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Eumeica Zirker	Acopia LLC,	15004007900
(NAME)	(NAME)	
4013 Lancashire Drive	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Michael H. Terry and wife, Barbara M. Terry**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eumeica Zirker, an unmarried woman**, 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. 580 on the plan of Section Two, Kensington of Priest Lake, of record in Plat Book 6250, page 592 and 593, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael H. Terry and wife, Barbara M. Terry by Warranty Deed dated 08/02/1993 from Stephen R. Ware, Sr. and spouse Sally K. Ware of record in Book 9149, Page 276, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 592 and Plat Book 6250, Page 593, said Register's Office.
Restrictive Covenants of record in Book 6632, Page 820, said Register's Office.
Deed of Conveyance of record in Book 7154, Page 323 and Book 7154, Page 352, 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 4013 Lancashire Drive, Antioch, TN 37013
(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 our hands this 15th day of May, 2014.

Michael H. Terry

Barbara M. Terry

State of Tennessee
County of Wilson

Personally appeared before me Michael H. Terry and Barbara M. Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2014.

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARILYN C. NEWMAN

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