WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035015 DEEDWARR
Recvd: 05/20/14 10:38 2 pgs
Fees:13.00 Taxes:444.00

20140520-0043222

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia M Thompson	Acopia, LLC	08601002900
(NAME)	(NAME)	
6006 Baltic Drive	306 Northcreek Blvd Suite 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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marc A. DeJaeger, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia M Thompson, unmarried**, 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 Lot No. 139, on the Plan of Dodson Heights, as shown on plan of record filed in Plat Book 2900, Page 113, (erroneously referred to of record in Book 4334, Page 69 in previous deed of record in Instrument No. 20110511-01036082 & 20100309-0018122), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marc A. DeJaeger, unmarried by Quitclaim Deed dated May 10, 2011 from Robert DeJaeger, unmarried and filed on May 11, 2011 in Instrument No. 20110511-0036082, Register's Office for Davidson County, Tennessee. Said property further conveyed to Robert DeJaeger by Warranty Deed dated 01/28/2010 from Secretary of Veterans Affairs and filed of record in Instrument # 20100309-0018122, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6006 Baltic Drive, Hermitage, TN 37076

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, has 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 16th day of May, 2014

_____

Marc A. DeJaeger

_____ _____

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Marc A. DeJaeger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of May, 2014

_____
Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 6, 2017

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122