Davidson County DEEDWARR
Recvd: 05/27/14 12:11 3 pgs
Fees:18.00 Taxes:449.55
20140527-0045278

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2014.

Notary Public
MY COMMISSION EXPIRES: 11-6-17
File No. G14-9028D

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Newman F. Hawkins, an unmarried man (NAME)	Acepia, LLC (NAME)	33-16-131
221 Slayton Avenue AKA 1128 Nelson Drive (STREET ADDRESS)	306 Northcreek Blvd. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, Tn (CITY) (STATE) (ZIP) 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 HEREBYACKNOWLEDGED, WE, **Donnie Reed and Shelia Reed, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Newman F. Hawkins, an unmarried man,** 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(s) 82 as shown on the map entitled plan of PRIMROSE MEADOWS, SEC. 2, of record in Plat Book 4860, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No. 82, a corner lot, fronts 72 feet on the southwesterly margin of Clayton Drive and 96 feet on the Southeasterly margin of Nelson Drive, said frontages being joined by a curve 39.27 feet in length, and runs back 120 feet on the southeasterly lot line and 97 feet on the southwesterly lot line to a point of intersection.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's office for the aforesaid County.

BEING the same property conveyed to Donnie Reed and Sheila Reed, husband and wife from The Secretary of Housing and Urban Development, by Deed dated January 23, 2014, as Instrument No. 20140127-0007156, in the Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 221 Slayton Avenue, AKA 1128 Nelson Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 23rd day of May, 2014.

Donnie Reed — May 23, 2014 Date

Shelia Reed — May 23, 2014 Date

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 Donnie Reed and Shelia Reed, husband and wife, the bargainor(s), 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, this 23rd day of May, 2014.

My Commission Expires: 5/11/2014

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).