WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038663 DEEDWARR
Recvd: 06/03/14 10:19 2 pgs
Fees:13.00 Taxes:684.50
20140603-0047697

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And 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
Matthew Bell and Lucy Bell	ACOPIA, LLC	064110A03200CO
(NAME)	(NAME)	
503 N. Club Court	306 Northcreek Blvd, 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, **Bennett Dicke and Debbie Nash Dicke, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Bell and Lucy Bell, husband and wife,** 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. 32 on the Plan of Caleb Chase of record in Plat Book 6250, pages 821 and 822, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Billie C. Golovine, unmarried by deed from Thomas W. finch, married dated October 21, 2011, of record in Instrument No. 20111031-0084338, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Bennett Dicke and wife, Debbie Nash Dicke by Warranty Deed from Billie C. Golovine, unmarried dated October 11, 2012, of record in Instrument No. 20121015-0094089, 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 503 N. Club Ct., 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 27 day of May, 2014.

Bennett Dicke

Debbie Nash Dicke

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Bennett Dicke and Debbie Nash Dicke**, 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 27 day of May, 2014.

Notary Public

My commission expires: _____