BILL GARRETT, Davidson County
Trans:T20140039671 DEEDWARR
Recvd: 06/05/14 11:47 2 pgs
Fees:13.00 Taxes:444.00

20140605-0048976

WARRANTY DEED

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 30 day of May, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

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
ACME Property, LLC	ACME Property, LLC	075120A07100co
(NAME)	(NAME)	
93 Victoria Park	93 Victoria Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Margaret J. Wirz, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ACME Property, LLC, a Tennessee limited liability company**, 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. 154 on the Revised Plan of Section One, Greer Meadows at Cedar Creek, of record in Book 7900, page 115, Register's Office for said County, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Margaret J. Wirz, unmarried by Warranty Deed dated July 29, 1996 from Paula M. Robertson, unmarried and filed of record in Book 10140, page 892, 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 5016 Greer Station Dr, 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 30 day of May, 2014.

Margaret J. Wirz

Margaret J. Wirz

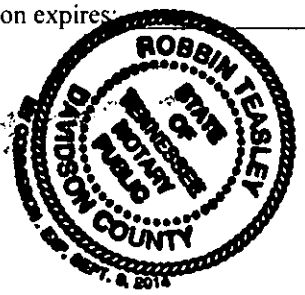
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Margaret J. Wirz**, 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 30 day of May, 2014.

Notary Public

My commission expires:



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