BILL GARRETT, Davidson County
Trans:T20140042761 DEEDWARR
Recvd: 06/17/14 12:00 3 pgs
Fees:18.00 Taxes:1110.00

20140617-0052715

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. William Derry Johnson Affiant Subscribed and sworn to before me, this 13th day of June, 2014. Patricia Nichols Notary Public My Commission Expires: 8/23/16

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: William Derry Johnson, Kellye Staydt Johnson & Daniel Eric Staudt 1812 Clinch Place Old Hickory, TN 37138	Send Tax Bills To: Acopia LLC 306 Northcreek Blvd.,Ste 100 Goodlettsville, TN 37072	Map-Parcel Number: 064-03-0-A-075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD R. DENNING, SR, AND WIFE, DEBORAH H. DENNING,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM DERRY JOHNSON AND WIFE,**

KELLYE SSTAUDT JOHNSON AND DANIEL ERIC STAUDT, MARRIED, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158, Phase Twelve, Section Two, Brandywine Pointe, of record in Book 9700, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Denning, Sr., and wife, Deborah H. Denning by deed dated June 27, 1996, from Zaring Homes, Inc., of record in Book 10103, page 754, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 15, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, of record in Book 8120, page 170, as amended in Book 8671, page 484; Book 9010, page 627 and made applicable by instrument of record in Book 9748, page 295 and re-recorded in Book 9764, page 73, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements

This is improved property known as: 1812 Clinch Place, Old Hickory, TN 37138.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of June, 2014

Donald R. Denning, Sr.

Deborah H. Denning

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD R. DENNING, SR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 2014.

Notary Public

My Commission Expires: 12/6/17

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH H. DENNING**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 2014.

Notary Public

My Commission Expires: 12/6/17

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.