STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Subscribed and sworn to before me, this 22nd day of July, 2014.

Affiant

My Commission Expires: 3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140053825 DEEDWARR
Recvd: 07/25/14 10:27 2 pgs
Fees:13.00 Taxes:592.00
20140725-0066189

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
*TAYLOR TITLE & ESCROW, INC.*
*305 RAYON DRIVE*
*OLD HICKORY, TN 37138*
2698

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| JENNIFER RECTOR, unmarried<br>105 RIFLE RANGE ROAD<br>OLD HICKORY, TN 37138<br><br>MAP & PARCEL NO. 053-16-0-086.00 | ACOPIA, LLC<br>306 NORTHCREEK BLVD, SUITE 100<br>GOODLETTSVILLE, TN 37072 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*GERALD S. JOHNSON, unmarried,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*JENNIFER RECTOR, unmarried,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision near Old Hickory, Tennessee, designated as Parcel "D" on the Map of a plat thereof, described as follows:

Beginning at a point in the easterly margin of Rifle Range Road, said point being 295.4 feet southerly from the south margin of Hopewell Road, and the common corner of Parcels "C" and "D" on said map; thence, with the line between said parcels, North 89 deg. 09 min. East 186.8 feet to a point; thence, South 9 deg. 33 min. East 75 feet to a point, thence, South 81 deg. 27 mins. West 185.0 feet to a point in the easterly margin of Rifle Range Road; thence, with said margin northerly 100 feet to the point of beginning.

Being the same property conveyed to Gerald S. Johnson by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc., dated September 24, 2002, and filed of

record on October 7, 2002, in Instrument No. 20021007-0121909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2014, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 105 RIFLE RANGE ROAD, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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. 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 MY HAND THIS 22ND DAY OF JULY, 2014.

GERALD S. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2014, before me personally appeared Gerald S. Johnson, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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