WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065715 DEEDWARR
Recvd: 09/04/14 09:40 2 pgs
Fees:13.00 Taxes:462.13
20140904-0080819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2014.

Notary Public:

MY COMMISSION EXPIRES: 10/18/14 (AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
Tiffany D. Lee	Acopia, LLC	Parcel ID:
845 Irma Drive	306 Northcreek Blvd.; Ste 100	14816003100
Antioch, TN 37013	Goodlettsville, TN 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 hereby acknowledged, we

Sandra D. Wigtion, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tiffany D. Lee , an unmarried woman
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. 216 on the Plan of Debra Heights, Section II, of record in Book 3700, Page 39, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Sandra D. Wigtion, unmarried, by deed from Patricia E. Franklin, unmarried, of record in Instrument 20070604-0066426, said Register's Office, dated May 30, 2007.

This conveyance is subject to Restrictions of record in Book 3949, Page 404, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 39, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 845 Irma Drive, Antioch, TN 37013

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. 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 26 day of August, 2014.

Sandra D. Wigtion

STATE OF CALIFORNIA
COUNTY OF Kern

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D. Wigtion, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at China Lake, California, this 26th day of August, 2014.

My Commission Expires: 3/19/2015

Notary Public

J. D. PRISTAS
Commission # 1926194
Notary Public - California
Kern County
My Comm. Expires Mar 19, 2015