BILL GARRETT, Davidson County
Trans:T20140070663 DEEDWARR
Recvd: 09/22/14 10:29 3 pgs
Fees:18.00 Taxes:449.55
20140922-0086606

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN. 37075
14-0306HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2014.

Notary Public
Commission Expires: 3/20/2018

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanner S. Thede 510 Robbie Ann Court Madison, TN 37115	Acopia LLC 306 Northcreek Boulevard, Suite 100 Goodlettsville, TN 37072	052-01-0C-032.00

WARRANTY DEED

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,

Marc T. Hudson and Holly Erin Jernigan by Floyd Jernigan, Trustee of Holly Erin Jernigan Supplemental Need Trust, heirs at law of Margaret J. Hudson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanner S. Thede, unmarried and Samantha D. Doezema, unmarried, as tenants in common with right of survivorship

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, Neely's Chase, as shown by plat of record in Plat Book 6900, Page 953, as revised in Plat Book 7900, Page 196, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Margaret J. Hudson by Warranty Deed from Jody Petty and wife, Christina Petty, dated 4/1/99 and recorded 4/8/99 in Book 11423, Page 310, Register's Office for Davidson County, Tennessee. The said Margaret J. Hudson died testate on 4/26/14, with her Last Will and Testament being filed on 5/22/14 as Docket No. 14P-834 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), with Marc T. Hudson being appointed as Executor. Marc T. Hudson and Holly Erin Jernigan, heirs at law, by the Last Will and Testament of Margaret J. Hudson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 510 Robbie Ann Court, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2014.

Marc T. Hudson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marc T. Hudson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of September, 2014.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

Dated this the 16 day of September, 2014.

Holly Erin Jernigan by Floyd Jernigan, Trustee of Holly Erin Jernigan Supplemental Needs Trust

Holly Erin Jernigan by Floyd Jernigan, Trustee of Holly Erin Jernigan Supplemental Needs Trust

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STATE OF MISSOURI
COUNTY OF Vernon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Floyd Jernigan, Trustee of Holly Erin Jernigan Supplemental Needs Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nevada, Missouri this 16 day of September, 2014.

Lula Bradley
Notary Public
My Commission Expires: 3-13-2018

LULA BRADLEY
Notary Public – Notary Seal
STATE OF MISSOURI
Vernon County
My Commission Expires Mar. 13, 2018
Commission #14403421