This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14520

BILL GARRETT, Davidson County
Trans:T20140089540 DEEDWARR
Recvd: 12/01/14 08:49 2 pgs
Fees:13.00 Taxes:425.50
20141201-0109609

**Send Tax Bills To:**
Acopia, LLC
306 Northcreek Blvd. Ste. 100
Goodletssville, TN 37072

**New Owner is:**
Megan J. Crowley
522 Acklen Park Drive
Nashville, TN 37205

MAP: 084-11-0

PARCEL: 153.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael R. Hilyer and wife, Jacquelyn C. Hilyer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Megan J. Crowley, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Address Known As: **2321 Aubrey Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 232, Maplecrest, as shown on plat of record in Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael R. Hilyer and wife, Jacquelyn C. Hilyer, by Warranty Deed from Deborah Mantlo Thomas, heir at law of Roberta Mantlo, dated 3/18/13 and recorded 3/26/13 in Instrument No. 20130326-0029675, Register's Office for Davidson County, Tennessee.

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of November, 2014.

GRANTOR(S):

**MICHAEL R. HILYER**

**JACQUELYN C. HILYER**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael R. Hilyer and Jacquelyn C. Hilyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of November, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 26th day of November, 2014.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**NOTARY PUBLIC**
My commission expires: 10-15-17