BILL GARRETT, Davidson County
Trans:T20150002921 DEEDWARR
Recvd: 01/13/15 10:44 2 pgs
Fees:13.00 Taxes:539.83
20150113-0003477

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of January, 2015 by and between Woodrow T. Hartman and Rebeccah S. Hartman f/k/a Rebeccah S. Randow, married , hereinafter referred to as GRANTOR, and Theresa McCoy and Fencellio McCoy, wife and husband, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Two, Cumberland Station at Wilson Camp, of record in Instrument No. 20020903-0105967, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Woodrow T. Hartman, unmarried and Rebeccah S. Randow, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Andre K. Tyus and Antonia Tyus, dated August 22, 2008, recorded April 7, 2009, of record in Instrument No. 20090407-0031866, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit to correct legal description of record in Instrument No. 20140228-0017216, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1812 Wilson Camp Circle, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Woodrow T. Hartman

Rebeccah S. Hartman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Woodrow T. Hartman and Rebeccah S. Hartman to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this __ day of January, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Theresa McCoy
1812 Wilson Camp Circle,
Madison, TN 37115

Send Tax Statements to:

ACOPIA, LLC
306 NORTHCREEK BLVD, STE. 100
GOODLETTSVILLE, TN 37072

Map & Parcel: 053-09-0-B-053.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $145,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of January, 2015.

Notary Public

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067/ 14-1-262

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/18/17