WARRANTY DEED

HALTERMAN-H15071

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF April, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy J. Halterman and Angela Halterman	ACOPIA, LLC	108.04-0-047.00
933 Wemberton Drive	306 NORTHCREEK BLVD., SUITE100	
Nashville, TN 37214	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 consideration, the receipt of which is hereby acknowledged, I/we, BRENDA G. NEELY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TIMOTHY J. HALTERMAN AND ANGELA HALTERMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 82, of Plan of Section Two, Larchwood, of record in Book 5200, Page 207-208, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description of each lot.

Being the same property conveyed to James B. Neely and wife, Brenda G. Neely by deed from James M. Fischer, Jr. of record at Book 5642, Page 559, recorded on 08/26/1980, Register's Office for Davidson County, Tennessee.

James B. Neely having since died leaving Brenda G. Neely as surviving tenant.

This conveyance is subject to easements, minimum building setback lines and conditions set fourth on Plan of Record in Book 5200, Pages 207-208, said Register's Office and restrictive convenants of record in Book 5479, Pages 443-450.

( ) unimproved
This is (X) improved property known as 933 Wemberton Drive, Nashville, Tennessee 37214 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 27th day of April, 2015 :

Brenda G. Neely

BILL GARRETT, Davidson County
Trans:T20150033624 DEEDWARR
Recvd: 05/04/15 08:39 1 pgs
Fees:13.00 Taxes:649.35
20150504-0039776

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named BRENDA G. NEELY, UNMARRIED, the bargainor(s), 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 Sumner Co, Tennessee, this 27th day of April, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015