WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033790 DEEDWARR
Recvd: 05/04/15 10:47 2 pgs
Fees:13.00 Taxes:465.83
20150504-0039985

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,900.00.**

Affiant

Subscribed and sworn to before me this 30th day of April, 2015

Notary Public
My Commission expires: 7-3-17
(Affix Seal)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elaine J. Hawkins	Acopia, LLC	175-06-0A-021.00CO
924 Birchmill Pt 5	306 Northcreek Blvd. Ste-100	
Antioch, TN 37013	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Corin R. Freshwater n/k/a Corin Raymer and husband Jeffrey Raymer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elaine J. Hawkins, unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 21 (Twenty-One) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Corin R. Freshwater, unmarried from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed on November 30, 2009, of record in Instrument Number 20091211-0113452, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record correcting legal description in Instrument Number 20100707-0053055, Register's Office for Davidson County, Tennessee.

Said Corin R. Freshwater having since married and is now known as Corin Raymer. Jeffrey Raymer, husband of Corin Raymer, joins this conveyance to convey any and all interest he may have in said property, including but not limited to his marital interst.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060824-0104545, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060824-0104548, as amended in Instrument Number 20061208-0152023, Register's Office for Davidson County, Tennessee.
- Charter of The Preserve at Old Hickory Homeowner's Association, Inc., of record in Instrument Number 20060824-0104548, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4542, Page 131; Book 3616, Page 453; Book 3570, Page 13; Book 3571, Page 599; Book 4453, Page 154; Book 4425, Page 582; Book 2346, Page 378; Book 11335, Page 609; Instrument Numbers 20061013-0127208; 20021017-0127752; 20041103-0132562 and 20061013-0127208, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **924 Birchmill Pt S, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 30, 2015.

Corin Raymer

Jeffrey Raymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Corin Raymer and Jeffrey Raymer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY