BILL GARRETT, Davidson County
Trans:T20150034296 DEEDWARR
Recvd: 05/05/15 09:56 2 pgs
Fees:13.00 Taxes:499.13
20150505-0040623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Heather L Denton
Affiant

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-01-2016

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

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HEATHER L. DENTON	**ACOPIA, LLC**	**075120F05200CO**
735 TULIP GROVE RD. APT 307	**306 NORTHCREEK BLVD, 100**	
HERMITAGE, TN 37076	**GOODLETTSVILLE, TN 37072**	

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 ACKNOWLEDGE, WE,

BRITTANY M. KLEIN and DARRELL P. KLEIN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HEATHER L. DENTON, AN UNMARRIED WOMAN

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., 52 a.k.a Unit 307, TULIP COVE TOWNHOMES, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants. Conditions and Restrictions filed of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO BRITTANY M. KLEIN and DARRELL P. KLEIN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY SPECIAL WARRANTY DEED FROM MARQUIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 06/29/2010 AND RECORDED ON 07/01/2010 IN INSTRUMENT NUMBER 20100701-0051410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 735 TULIP GROVE RD. APT 307, HERMITAGE, TN 37076.

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 do 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 in 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 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 30th day of April, 2015.

Brittany M. Klein by Lauren Dodd, Attorney in Fact

BRITTANY M. KLEIN BY LAUREN DODD, ATTORENY IN FACT

Darrell P. Klein by Lauren Dodd, Attorney in Fact

DARRELL P. KLEIN BY LAUREN DODD, ATTORENY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LAUREN DODD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of BRITTANY M. KLEIN AND DARRELL P. KLEIN, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, and Book **, Page _____ in said Register's Office.

Witness my hand and official seal at office, this 30th day of April 2015

Notary Public

My Commission Expires: _____



* 20150505-0040621

** 20150505-0040622