File No. 155140

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064099 DEEDWARR
Recvd: 08/04/15 11:02 2 pgs
Fees:13.00 Taxes:690.05
20150804-0077048

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace Cook	Acopia, LLC	064-11-0A-072.00
(NAME)	(NAME)	
306 South Cameron Court	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WILLIAM B. WAMSLEY AND WIFE, DEBBIE R. WAMSLEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDACE COOK AND BRUCE COOK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), 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. 72 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William B. Wamsley and wife, Debbie R. Wamsley by Warranty Deed from Continental Development and Construction, Inc., dated April 15, 1993 and recorded April 19, 1993 in Book 8919, Page 665, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, corrected in Book 6783, Page 805; amended and restated in Book 7189, Page 553; further amended in Instrument Number 20100603-0043191, said Register's Office; Charter of record in Book 6927, Page 370; amended in Book 8109, Page 791, said Register's Office; Conveyance of Common Area of record in Book 7242, Page 554, said Register's Office; Storm

Water Detention Agreement in Book 6548, Page 557; all matters shown on plat of record in Plat Book 6250, Pages 821 and 822, said Register's Office; and, all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 306 South Cameron Court, Hermitage, Tennessee 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 31st day of July, 2015.

William B. Wamsley

Debbie R. Wamsley

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named WILLIAM B. WAMSLEY AND DEBBIE R. WAMSLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2015.

Notary Public

Commission expires:

03/26/2017

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER