This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15522FA

BILL GARRETT, Davidson County
Trans:T20150064708 DEEDWARR
Recvd: 08/05/15 09:27 2 pgs
Fees:13.00 Taxes:695.60
20150805-0077697

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Bryan S. Dunlap
1284 Bending Creek Drive
Antioch, TN 37013

MAP: 173-15-0A

PARCEL: 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charmaine Helms, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryan S. Dunlap and wife, Liesl C. Dunlap**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1284 Bending Creek Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 114 on the Final Plat of Mill Run, Phase 2 of record in Instrument Number 20011009-0109754, as amended by Instrument Number 20020605-0067914 and Instrument Number 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charmaine Helms, unmarried, by Warranty Deed from Dennis J. Burnside, Jr. and wife, Sarah L. Burnside, dated 4/24/12 and recorded 5/4/12 in Instrument Number 20120504-0038540, Register's Office for Davidson County, Tennessee.

C.L.H.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 2015.

GRANTOR(S):

Charmaine Helms

CHARMAINE HELMS

_____

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charmaine Helms unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of July, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 31st day of July, 2015.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My commission expires: 10/18/16