WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073505 DEEDWARR
Recvd: 08/31/15 08:29 2 pgs
Fees:13.00 Taxes:1505.90
20150831-0087710

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2015.

Notary Public

My commission expires: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roberts R. Smith Denise M. Smith	ACOPIA, LLC 306 NORTHCREEK BLVD, 100 GOODLETTSVILLE, TN 37072	Map 115-09-0 Parcel 058-00
6715 Duquaine Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lowell Dean Sheucraft and wife, Norma Sheucraft

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

Roberts R. Smith and Denise M. Smith, husband and wife

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. 164 on the Plan of West Meade Estates, Section Eight, of record in Book 3700, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lowell Dean Sheucraft and wife, Norma Sheucraft, by Deed dated August 31, 1977 from Commerce Union Bank, of record in Book 5191, Page 473, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 3700, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) A permanent easement in favor of Lot 164 of record in Book 8707, Page 449, said Register's Office. 3) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (__x__) Unimproved (____) property, known as 6715 Duquaine Court, Nashville, TN 37205

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 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 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 27th day of **August, 2015.**

Lowell Dean Sheucraft

Lowell Dean Sheucraft

Norma Sheucraft

Norma Sheucraft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lowell Dean Sheucraft and Norma Sheucraft,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **August, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17