Davidson County DEEDWARR
Recvd: 09/03/15 10:44 3 pgs
Fees:18.00 Taxes:721.50
20150903-0089895

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOBBIE VAIL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY COMM. 04-07-2019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane B Brewster, an unmarried woman	Acopia, LLC (NAME)	181140A08100CO
8273 Rossi Road (ADDRESS)	306 Northcreek Blvd., Ste. 100 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Raven L. Teeples, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jane B Brewster, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 81 ON THE PLAN OF THE VILLAGES AT CONCORD PLACE, PHASE 2, AS SHOWN ON EXHIBIT A-1, TO THE FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE OF RECORD IN INSTRUMENT NO. 20080328-0035297, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RAVEN L. TEEPLES, AN UNMARRIED WOMAN BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OF RECORD BY INSTRUMENT NUMBER 20061214-0154427, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8273 Rossi Road, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 2nd day of September, 2015.

WARRANTY DEED
(Continued)

Raven L. Teeples

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raven L. Teeples, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of ~~August~~ SEPTEMBER, 2015.

Bobbie Vail
Notary Public

My Commission Expires:

BOBBIE VAIL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
COMM. EXP. 04-07-2019

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G. Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

