WARRANTY DEED

R-VRES-15-0614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$108,900.00~~.

Barbara F. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara F. Brown	ACOPIA, LLC	
(NAME)	(NAME)	
614 Hickory Glade Court	306 Northcreek Blvd., Ste 100	**162-01-0C-067.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JENNIFER R. CLAPP, UNMARRIED AND SUSAN N. CLAPP, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARBARA F. BROWN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), 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 No. 67 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer R. Clapp and Susan N. Clapp, as joint tenants with rights of survivorship by Warranty deed from Phillip D. Palmer, unmarried of record in Instrument No. 20060713-0084452 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 13, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 6250, Page 888 amended by Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6824, Page 929, re-recorded in Book 6898, page 896, Register's Office for Davidson County, Tennessee. Amendment recorded in Book 6824, page 952 and re-recorded in Book 6898, page 919, Amendment recorded in Book 6898, page 920, Amendment recorded in Book 6957, page 473, Book 7959, page 869 and Amendment recorded as Instrument No. 20031223-0182416 with Appointment of Successor Trustee recorded in Book 11443, page 625 and Instrument No. 20110511-00036274, all in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hickory Glade Homeowners Association of record in Book 6878, Page 390 amended in Book 10697, page 182, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Glade Homeowners Association of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Homeowners Association of record in Book 6898, Page 921 re-recorded in Book 6899, page 562 and Book 7260, page 72, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, Page 941, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8058, Page 790, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 858, Page 793, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7797, Page 473 and Book 7797, Page 490, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **614 Hickory Glade Court, Antioch, Tennessee 37013**.

BILL GARRETT, Davidson County
Trans:T20150082025 DEEDWARR
Recvd: 09/25/15 15:59 2 pgs
Fees:13.00 Taxes:402.93
20150925-0097910

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 the 22nd DAY OF SEPTEMBER, 2015.

Jennifer R. Clapp

Susan N. Clapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER R. CLAPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

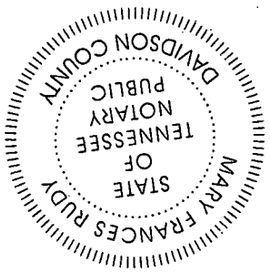


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN N. CLAPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212