This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15726

BILL GARRETT, Davidson County
Trans:T20150109995 DEEDWARR
Recvd: 12/30/15 11:16 3 pgs
Fees:18.00 Taxes:597.55
20151230-0131050

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

New Owner is:
Brian Mock
1012 Dove Creek Court
Antioch, TN 37013

MAP: 150-07-0

PARCEL: 518.00

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, **Steven P. Ehrhardt, unmarried and Lori P. Ehrhardt, married,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian Mock, unmarried,** hereinafter referred to as Grantee, his 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: 1012 Dove Creek Court, 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. 402 on the Plan of Phase I, Somerset of record in Book 6900, Pages 690 and 691, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Steven P. Ehrhardt, unmarried and Lori P. Ehrhardt, married, as joint tenants with right of survivorship, by Warranty Deed from Milton L. Bryant, married, dated 3/30/12 and recorded 4/3/12 in Instrument No. 20120403-0027928, in the Register's Office of Davidson County, Tennessee.

Subject property having never been the residence of Lori P Ehrhardt and/or her spouse.

SE LE SE AIF
Sellers Ints.

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 their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4 day of December, 2015.

GRANTOR:

Steven P. Ehrhardt

Lori P. Ehrhardt by Steven P. Ehrhardt, her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Steven P. Ehrhardt**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Lori P Ehrhardt,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20151230-0131049, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 4 day of December, 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)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven P Ehrhardt,** 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 4 day of December, 2015.

Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $161,500.00.

Affiant

SWORN TO and subscribed before me this 4 day of December, 2015.

NOTARY PUBLIC

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

My commission expires: _____