Davidson County	DEEDWARR
Recvd: 01/27/16 09:43	3 pgs
Fees:18.00 Taxes:566.10	
20160127-0007733	

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2646010

Return to:

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

The actual consideration or value for this transfer, whichever is greater, is $ 153,000.00

Affiant

Subscribed and sworn to me, this the 21st day of January, 2016.

Notary Public

My commission expires: 3-27-16

MORGAN O'NEILL
STATE OF TENNEESSEE
NOTARY PUBLIC
WILSON COUNTY

Property Address:	**Property owner and mail tax bills to:**	**Parcel ID:**
Amber N. Sims 825 Birchmill Point North ANTIOCH, TN 37013	Acopia, LLC 306 Northcreek Blvd. #100 GOodlettsville, TN 37072	MAP 175 6 A PARCEL 079.00CO

THIS INDENTURE is made effective the 21st day of January, 20 16, by **Jonathan Lynn D. Allen, unmarried**, First Party, for the purpose of conveying the premises described herein to Amber N. Sims, a single woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being all of Lot No. 133 (One Hundred Thirty Three) on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", as shown by Plat and Survey of record in Instrument Number 20060824-0104545, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Lynn D. Allen, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 20, 2007 of record in Instrument No. 20070223-0022691, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to the Plat of record in Instrument No. 20060824-0104545, which shows an Owner's Certificate, certain notes, easements and setback lines; Declaration of covenants, Conditions and Restrictions contained in the Instrument of record in Instrument No. 20060824-0104548 and in Instrument No. 20061208-0152023; Easement to Tennessee Telephone company of record in Instrument No. 20061013-0127087; Easement granted to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and in Book 3571, Page 599; Easement granted to First Suburban Water District of record in Book 4453, Page 154; Transmission Line Easement granted to the United States of America of record in Book 4425, Page 582 and in Book 2346, Page 378; Declaration of Taking to the USA (TVA) of record in Book 11335, Page 609 and in Instrument No.

20021017-0127752; Storm Water Detention Agreement of record in Instrument No. 20041103-0132562; Charter of The Preserve at Old Hickory Homeowner's Association, Inc. of record in Instrument No. 20060824-0104548; Easement granted to TDS Telecom of record in Instrument No. 20061013-0127208; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Jonathan Lynn D. Allen

Jonathan Lynn D. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jonathan Lynn D. Allen,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 29th day of December, 2015.

BRANDES C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

Brandes C Moore
NOTARY PUBLIC

My Commission Expires:

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Attorney or Custodian

Birthright Title, LLC

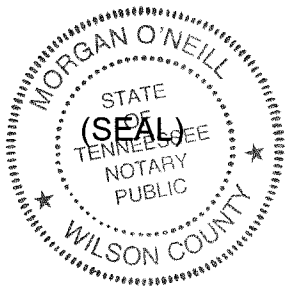
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)