BILL GARRETT, Davidson County
Trans:T20160008223 DEEDWARR
Recvd: 02/01/16 09:32 2 pgs
Fees:13.00 Taxes:602.73
20160201-0009193

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $162,900.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Notary Public

My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tia L Knowles	**Acopia Home Loans**	**05216000600**
804 Coggin Pass	**1321 Murfreesboro Pike, Suite 200**	
Madison, TN 37115	**Nashville, TN 37217**	

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

Melanie Sue Grammer now known as Melaine Sue Jared, married

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

Tia L Knowles, an unmarried woamn

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. 52 on the Map of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 136 feet on the northwesterly side of Coggin Pass and runs back between lines 147.16 feet on the northeasterly line and 134.3 feet on the southwesterly line to a broken line in the rear on which it measures 139.4 feet.

Being the same property conveyed to Melanie Sue Grammer by Quitclaim Deed from Robert R. Sanford, Jr dated 07/16/92 and recorded on 08/25/92 in Book 8710, page 589, said Register's Office for said county.

The said Melanie Sue Grammer is now known as Melanie Sue Jared.

Ben Jared, spouse of Melanie Sue Jared, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

SSE2015-1287

This is improved (_X_) unimproved (____) property known as 804 Coggin Pass, Madison, TN 37115.

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 in 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 29th day of January, 2016.

Melanie Sue Jared

Ben Jared

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Melanie Sue Jared and Ben Jared,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY