Davidson County DEEDWARR
Recvd: 02/12/16 14:31 3 pgs
Fees:18.00 Taxes:623.45
20160212-0013878

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $168,500.00

Affiant

Subscribed and sworn to before me,
this 12th day of February, 2016.

Notary Public
My commission expires: 1-11-17

02-1512-49726

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lizabeth A. Brown	Acopia LLC	033-14-0-017.00
505 Cunniff Court	306 Northcreek Blvd, Suite 100	
Goodlettsville TN 37072	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carlene B. Phillips, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lizabeth A. Brown, unmarried**, hereinafter called the Grantees, their successors 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 part of Lot No. 46, on the Plan of Pleasant Hill Subdivision, of record in Book 2900, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEGINNING at a point on the easterly margin of the terminus of Cunniff Court at the common front corner of the Lots Nos. 46 and 47; thence northeastwardly with said line 256.2 feet to a point; thence southeastwardly with the line between Lots Nos. 42 and 46, 174 feet to a point; thence southwestwardly 50 feet to a point; thence southeastwardly 50 feet to a point in the line between Lots Nos. 44 and 46; thence southwestwardly with said line 107.3 feet to a concrete monument; thence westwardly 137.3 feet with the line between Lots Nos. 45 and 46 to a point in the easterly margin of Cunniff Court; thence northwardly with said margin 129.92 feet to the point of beginning.

Being the same property conveyed to James R. Phillips and wife, Carlene B. Phillips by deed from Charles E. Freeman and wife, Barbara K. Freeman, dated January 14, 1966, recorded January 21, 1966, of record in Book 3960, Page 914, Register's Office for Davidson County, Tennessee. The said James R. Phillips having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 505 Cunniff Court, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10 day of February, 2016.

Carlene B. Phillips by Gayle P Sande

Carlene B. Phillips by Gayle P. Sanders
Attorney in Fact

for Attorney in Fact

State of COLORADO
County of Denver

On February 10, 2016, before me, the undersigned, a notary public in and for said county and state, Gayle P. Sanders, with whom I am personally acquainted (or has proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Carlene B. Phillips, and that she is authorized by Carlene B. Phillips to execute this instrument on her behalf.

Witness my hand in Office, this 10 day of February, 2016.

Notary Public

My Commission expires: 9/29/16

CASEY L JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044034956
MY COMMISSION EXPIRES 09/29/2016

True Copy Certification

I, Amy Tidwell, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-11-17

{Notary' Seal}

STEPHANIE MCPEAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY