This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16013

BILL GARRETT, Davidson County
Trans:T20160012438 DEEDWARR
Recvd: 02/16/16 11:04 3 pgs
Fees:18.00 Taxes:536.50
20160216-0014251

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

New Owner is:
Anthony M. Nelson
316 Linda Lane
Madison, TN 37115

MAP: 042-15-0

PARCEL: 103.00

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, **Curtis Flinoie Faulkner and John Timothy Faulkner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anthony M. Nelson, 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: 316 Linda Lane, Madison, TN 37115

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. 58 on the Map showing the Revision of Lots 55, 56, 57 and 58 of Blair Heights, Section III, as of record in Book 2330, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to John A. McDonald and wife, Doris Vick McDonald, by Warranty Deed from M.M. Coleman and wife, Evelyn B. Coleman of record in Book 3341, page 401, Register's Office for Davidson County, Tennessee. The interest of John Alexander McDonald having been divested, leaving property vested solely in Doris Jean Vick McDonald, by Divorce Decree of record in Book 5040, page 527, said Register's Office. The said Doris Jean Vick McDonald having since died on June 23, 2015, and by her Last Will and Testament filed in Probate Court for Davidson County, Tennessee, Case No. 15P1285, subject property was devised to Mrs. Flinoie (Evelyn) Faulkner, Curtis Flinoie Faulkner and John Timothy Faulkner. Order admitting Will to Probate for the Muniment of Title of record in Instrument Number 20150813-0081207, Register's Office for Davidson County, Tennessee. Subsequently, Flinoie (Evelyn) Faulkner having disclaimed her interest in subject property, a certified copy of which is being recorded simultaneously herewith, and subject property having vested in her next of kin, namely Curtis Flinoie Faulkner and John Timothy Faulkner, pursuant to Affidavit of Heirs at Law, also being recorded simultaneously herewith.

CFF JTF by CFF 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, his 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 11 day of February, 2016.

GRANTOR:

Curtis Flinoie Faulkner

John Timothy Faulkner by Curtis Flinoie Faulkner, his Attorney-in-Fact

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Curtis Flinoie Faulkner**, 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 11 day of February, 2016.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Curtis Flinoie Faulkner**, 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 **John Timothy Faulkner,** 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 20160216-0014250, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 11 day of February 2016.

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)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of February 2016.

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

Notary Public

My commission expires: _____