Please return to:
Warranty Title Ins. Co.
165 Indian Lake Blvd, Ste 106
Hendersonville, TN 37075

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 756-8

ADDRESS NEW OWNER:
Glenn Babros
813 Ragsdale Court
Nashville, Tennessee 37214

BILL GARRETT, Davidson County
Trans:T20160034186 DEEDWARR
Recvd: 04/26/16 10:46 2 pgs
Fees:13.00 Taxes:628.63
20160426-0040436

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Acopia, LLC
306 Northcreek Blvd., Suite 100
Goodlettsville, TN 37072

MAP	**108**
GROUP	**04-0-A**
PARCEL	**063.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna S. Faircloth** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Glenn Babros and wife, Sydney Babros**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of The Villages of Larchwood, Phase II, Section 2, of record in Book 9700, Page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Donna S. Faircloth, unmarried, by deed from Leon Sharber, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary, dated May 14, 1999, of record in Book 11482, Page 487, Register's Office for Davidson County, Tennessee.

This is improved property known as 813 Ragsdale Court, Nashville, Tennessee 37214. Possession is to be given on April 22, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 22nd day of April, 2016.

Donna S. Faircloth

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna S. Faircloth**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2016.

NOTARY PUBLIC

JOHN M LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.