Box 8

BILL GARRETT, Davidson County
Trans:T20160036726 DEEDWARR
Recvd: 05/03/16 14:16 2 pgs
Fees:13.00 Taxes:830.65
20160503-0043610

This instrument prepared by:
Martha Brooke Perry, Attorney
**BALTHROP, PERRY**
**NOE & NEWCOMB**
**An Association of Attorneys**
102 Frey St, PO Box 82
Ashland City, TN 37015

Donna F. Nicely and husband, Danny L. Nicely

TO: Jacque L. Caruthers and
Richard A. Caruthers
6144 Eaton's Creek Road
Joelton, TN 37080

MAP & PARCEL:
021-00-0-275.00

SEND TAX BILLS TO: ~~SAME~~ Acopia, LLC
306 Northcreek Blvd., Ste 100
Goodlettsville, TN 37072

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Donna F. Nicely, and husband, Danny L. Nicely, Grantors herein; have bargained and sold and by these presents do convey unto Jacque L. Caruthers and Richard A. Caruthers, wife and husband, Grantees herein, their successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Section One, Jakes Subdivision, as shown on plat of record in Plat Book 4955, page 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 125 feet on the southeasterly margin of Eaton's Creek Road and extends back parallel lines 320 feet to a dead line.

Being the same property conveyed to Donna F. Nicely and husband, Danny L. Nicely by deed from Lowell A. Smith and wife, Bobbie A. Smith, dated July 7, 2005, of record in Instrument No. 20050708-0079201, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines and all other matters as shown on the subdivision plan for One Jakes Subdivision of record in Plat Book 4955, page 67, Register's Office of Davidson County; and all other matters of record.

This is improved property known as 6144 Eatons Creek Road, Joelton, TN 37080.

This being same property description as prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 29th day of April, 2016.

Donna F. Nicely

Danny L. Nicely

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Donna F. Nicely, and husband, Danny L. Nicely the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29th day of April, 2016.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $224,500.00.

Affiant

SWORN to and subscribed before me,

this the 29th day of April, 2016.

NOTARY PUBLIC

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 12, 2018