WARRANTY DEED

KPG16-5752

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/27/2019
(AFFIX SEAL)

Amelia Chandler Williamson County Tennessee Notary Public State of

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1696 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Ware	Acopia, LLC, a Corporation	
5752 Amalie Drive	(NAME) 306 Northcreek Blvd Ste 100	
(ADDRESS) Nashville, TN 37211-5993	(ADDRESS) Goodlettsville, TN 37072	161110F01700CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY SUSAN HAMILTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID R. WARE, UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Townhomes of Brentwood, of record in Plat Book 9700, Page 990, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Susan Rhodes, unmarried by Quitclaim Deed from Steven James Rhodes, of record in Instrument No. 20120427-0036086, Register's Office for Davidson County, Tennessee, dated August 19, 2008 and recorded on August 27, 2008.

Spouse of Mary Susan Hamilton formerly known as Mary Susan Rhodes has never occupied said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 990, Book 11629, Page 850, as amended in Instrument No. 20000215-0015334, Instrument No. 20010626-00674542, Instrument No. 20020205-0015877, and Instrument No. 20010626-0067542 with Scrivener's Affidavit of record in Instrument No. 20150106-0001449, Book 11629, Page 885, Book 11629, Page 845 and in Instrument No. 20000215-0015333, Instrument No. 20000215-0015335, Book 2335, Page 221 and Book 2338, Page 222, Book 6310, Page 961, Instrument No. 20131209-0124881; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5752 Amalie Drive , Nashville, Tennessee 37211-5993
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 07/05/16 08:52 3 pgs
Fees:18.00 Taxes:861.73
20160705-0068077

Witness my/our hand(s) this 25 day of June, 2016.

Mary Susan Hamilton

Mary Susan Hamilton formerly known as Mary Susan Rhodes

STATE OF Alabama
COUNTY OF Madison

On this 25 day of June, 2016, before me personally appeared Mary Susan Hamilton, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 25 day of June, 2016.

Notary Public

My Commission Expires: My Commission Expires 03/21/2019

(SEAL)

NOTARY PUBLIC STATE AT LARGE ALABAMA

RETURN TO:
Homeland Title, LLC

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

