Davidson County DEEDWARR
Recvd: 04/13/17 15:19 3 pgs
Fees:18.00 Taxes:769.60
20170413-0036419

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$208,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|13 day of April, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| 11/5/19 (AFFIX SEAL)

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda and Christopher Dotson 144 Del Crest Drive Nashville, TN 37217	Acopia, LLC 306 Northcreek Blvd. Ste. 100 Goodlettsville, TN 37072	136-07-084.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Victoria Pietrzykowsky N/K/A Victoria Spencer and Marion Spencer, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brenda Dotson and Christopher Dotson, wife and husband

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 134 on the Plan of Priest Lake Park, Section 3, of record in Book 4460, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 134 fronts 115.88 feet on the Westerly side of Del Crest Drive, as measured around a slight curve, and extends back 122.85 feet on its Southerly line and 146.8 feet on its Northerly line to a dead line in the rear on which it measures 75.34 feet.

Being the same property conveyed to Victoria Pietrzykowsky N/K/A Victoria Spencer and Marion Spencer, wife and husband by Quitclaim Deed from Victoria Pietrzykowsky N/K/A Victoria Spencer and Marion Spencer, dated May 14, 2015 of record in Instrument Number 20150521-0047137, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 4460, Page 5, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **144 Del Crest Drive, Nashville, TN 37217**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hand(s) this 13th day of April, 2017.

Victoria Spencer

Marion Spencer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Victoria Spencer and Marion Spencer, with whom I am personally acquainted, (or who 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 13th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Joe White, 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, Evelyn Watkins a notary public for this county and state, Joe White 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: 11-5-19

{Notary' Seal}

