PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 53111 DEEDWARR
01/30/2018 11:09:22 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180130-0009399

W & I Ref: (RE) Title No.: 59382
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin L. Spees Debra Spees 4005 Hallborough Way Hermitage, TN 37076	Acopia, LLC 306 Northcreek Blvd., Suite 100 Goodlettsville, TN 37072

TAX MAP PARCEL NUMBERS: 098050A14000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Hines and Amanda L. Hines, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin L. Spees and Debra Spees, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hampton Hall, Revision One, Section Five, a/k/a Villages of Hampton Hall of record in Instrument No. 200007280074425, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Hines and wife, Amanda L. Hines, husband and wife by Warranty Deed from Amy Douglas f/k/a Amy Voorhees and Justin D. Douglas, III, as tenants by the entirety, dated November 8, 2012 and recorded on November 15, 2012 of record in Instrument No. 20121115-0105558 corrected by Scrivener's Affidavit of record in Instrument No. 20121204-0111423, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200007280074425, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, and Instrument No. 200006080057413, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Charter of the Villages of Hampton Hall of record in Book 10290, page 261, said Register's Office.

This is improved property, known as 4005 Hallborough Way, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2018.

James A. Hines

Amanda L. Hines

State of Tennessee

County of Davidson

On this 26th day of January, 2018, before me the undersigned authority, personally appeared James A. Hines and Amanda L. Hines, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Sworn and subscribed before me this 26th day of January, 2018.

Notary

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY