


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of February, 2018.

Elizabeth C Aylsworth
NOTARY PUBLIC

My commission expires: 7/6/20

Bill Garrett Davidson County
Batch# 64185 DEEDWARR
03/01/2018 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180301-0019578

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jeremy M. Broadfoot (NAME) | ACOPIA, LLC (NAME) | 09412001000 |
| 246 Hickorydale Drive (ADDRESS) | 306 NORTHCREEK BLVD, STE 100 (ADDRESS) | |
| Nashville, TN 37210 | GOODLETTSVILLE, TN 37072 | |

# Warranty Deed

For and in Consideration of the sum of $215,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daryl Spicer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeremy M. Broadfoot**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 54, on the Plan of Clover Nook, of record in Plat Book 2900, Page 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daryl Spicer by deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, of record in Instrument No. 20170627-0064449, said Register's Office.

This property is __unimproved _X_improved property known as: 246 Hickorydale Drive, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of February, 2018.

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl Spicer, the herein bargainor, 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, this the 27th day of February, 2018.

Notary Public
My Commission Expires: 3-27-18




**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**