This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805600

Karen Y Johnson Davidson County
Batch# 168518 DEEDWARR
11/29/2018 12:37:41 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20181129-0116442

NEW OWNER:
Dave Delpapa
1315 Oak Valley Dr.
Mt. Juliet, TN
37122

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
086-0-04-022.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy Neill Acuff, Jr. and wife, Lisa Acuff,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Dave Delpapa,** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being further described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Phase 1, Rachel's Retreat, of record in Book 5200, page 516, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy Neill Acuff, Jr., an unmarried man, by Warranty Deed from Donald W. Pollock and wife, Gerry A. Pollock, dated 7/8/1999 and recorded 7/12/1999, of record in Book 11596, page 53, Register's Office for Davidson County, Tennessee. Roy Neill Acuff, Jr. has since married Lisa Acuff and she joins in this conveyance to convey any and all interest marital or otherwise, that she may have in the above referenced property, now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien, not yet due and payable, and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, their heirs and assigns, forever;

AND **Roy Neill Acuff, Jr. and wife, Lisa Acuff** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND , **Roy Neill Acuff, Jr. and wife, Lisa Acuff,** further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1628 Rachels Retreat Circle, Heritage, TN 37076.**

Executed on this 21st day of November, 2018.

Roy Neill Acuff, Jr.

Lisa Acuff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Roy Neill Acuff, Jr. and wife, Lisa Acuff**, 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 this 21st day of November, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of November, 2018.

Notary Public

My Commission Expires: 1/8/19