WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney at Law
Greater Nashville Title & Closing Company
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn D. Heaton	Acopia, LLC.	06111010800
(NAME)	(NAME)	
1005 Matthews Avenue	306 Northcreek Blvd. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, William Drake White, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn D. Heaton, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 17 on the Resubdivision of Lots 11 to 17 of I. C. McMahan's Maplewood Trace, as shown by plat of record in Book 547, Page 144, in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to William Drake White by Warranty Deed from Grace C. King, an unmarried woman, dated December 18, 2007, which deed is of record as Instrument No. 20071220-0146006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: PROPERTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS THEREAFTER; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH THEREON THE PLAN OF RESUBDIVISION OF LOTS 11 TO 17 OF THE PLAN OF I. C. MCMAHAN'S MAPLEWOOD TRACT OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1005 Matthews Avenue, Nashville, TN 37216

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this 27th day of July, 2011.

William Drake White

BILL GARRETT, Davidson County
Trans:T20110046481 DEEDWARR
Recvd: 08/01/11 11:06 2 pgs
Fees:13.00 Taxes:418.10
20110801-0058682

STATE OF TENNESSEE

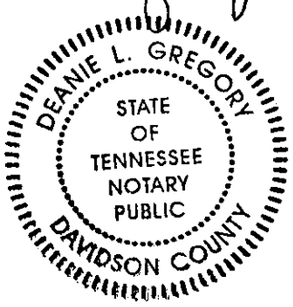
COUNTY OF Davidson

On this 27th day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Drake White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public,



Return To:
Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115