BILL GARRETT, Davidson County
Trans:T20120092237 DEEDWARR
Recvd: 12/04/12 08:33 2 pgs
Fees:13.00 Taxes:481.00

20121204-0111115

# WARRANTY DEED

G-VRES-12-1402

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Charles N. Wood III
Affiant

Subscribed and sworn to before me, this 29th ~~DAY~~ OF November, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-14
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles N. Norwood Wood III | Acopia, LLC | |
| 1402 Ardee Avenue | (NAME) 306 Northcreek Blvd., Suite 100 | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Goodlettsville, TN 37072 | 72-4-197.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIANA G. BROWN ADAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES N WOOD III, AN UNMARRIED MAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: NORWOOD

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 19 AND 22 ON THE PLAN OF COUNTRY CLUB ESTATES, BLOCK "F" AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF SUNNYMEADE DRIVE AND ARDEE AVENUE, SAID POINT BEING A REFERENCE POINT; THENCE WITH THE SOUTHERLY MARGIN OF ARDEE AVENUE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 105.32 FEET TO AN IRON PIN, BEING THE NORTHEASTERLY CORNER OF THE PROPERTY HEREIN CONVEYED AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 54 DEG. 54' WEST 257.6 FEET TO AN IRON PIN; THENCE SOUTH 40 DEG. 13' EAST 81.0 FEET TO AN IRON PIN; THENCE NORTH 54 DEG. 54' EAST 281.75 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ARDEE AVENUE; THENCE IN A NORTHWESTERLY DIRECTION WITH SAID MARGIN OF ARDEE AVENUE 85.79 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DIANA G. BROWN BY WARRANTY DEED FROM KENNETH D. LASTER AND WIFE, DEBORAH FAYE LASTER, RECORDED ON THE 27TH DAY OF OCTOBER, 1980 IN DEED BOOK 5669, PAGE 835, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID DIANA G. BROWN IS NOW KNOWN AS DIANA G. BROWN ADAMS. THE ABOVE PROPERTY WAS NEVER USED AS THE PRINCIPAL MARITAL RESIDENCE OF DIANA G. BROWN ADAMS AND HER SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 95; EASEMENT OF RECORD IN BOOK 4044, PAGE 545 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1402 Ardee Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 29th day of November, 2012.

Diana G. Brown Adams by William Likins, Jr Attorney in Fact

Diana G. Brown Adams by William Likins, Jr
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of November, 2012, before me personally appeared William Likins, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Diana G. Brown Adams and who acknowledged he executed the same as the free act and deed of the said Diana G. Brown Adams.

Witness my hand and official seal, this the 29th day of November, 2012.

Mary Frances Rudy

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-14

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903