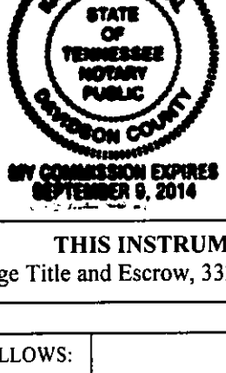
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Johnson	Acopia, LLC	07208015500
(NAME)	(NAME)	
2242 Ridgecrest Drive	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Maggie Lee Duty, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Johnson, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 114 on the Map of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for said County.

Said Lot No. 114 fronts 82 feet on the westerly side of Ridgecrest Drive and runs back between lines, 189.4 feet on the northerly line and 172.1 feet on the southerly line to a dead line in the rear on which it measures 82.4 feet.

Being the same property conveyed to Jeffie W. Duty and wife, Maggie Lee Duty, by deed from Lillie Whitaker of record in Book 5750, Page 817, Register's Office for Davidson County, Tennessee. The said Jeffie William Duty having died, leaving the property solely vested in Maggie Lee Duty AKA Maggie Schutt Duty.

Subject to all matters as shown on Plan of Dalewood of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2242 Ridgecrest Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20130001296 DEEDWARR
Recvd: 01/04/13 15:31 2 pgs
Fees:13.00 Taxes:395.90
20130104-0001494

Witness my hand this 28th day of December, 2012.

Maggie Lee Duty

Maggie Lee Duty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maggie Lee Duty, 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 at Franklin, Tennessee this 28th day of December, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County