Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $318,150.00

Affiant

Subscribed and sworn to before me, this 27th day of ~~April~~ mail 2013.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 04/01/13 08:36 3 pgs
Fees:18.00 Taxes:1177.16
20130401-0030938

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian Anthony McDonald	Acopia, LLC	17104000700
5620 Clovermeade Dr.	306 Northcreek Blvd Ste 100	
Brentwood TN 37027	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joseph Calvin Duncan and wife Sue M. Duncan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian Anthony McDonald and wife Kimberly McDonald hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 85 on the plan of Section Ten, Cloverland Acres, of record in Book 4955, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 85 fronts 87.00 feet on the southeasterly margin of Clovermeade Drive and extends back 257.32 feet on the northerly line and 287.23 feet on the southwesterly line to a broken line in the rear, measuring 269.71 feet thereon.

Being the same property conveyed to Joseph Calvin Duncan and wife, Sue M. Duncan by deed from Tom Sowell and wife, Janice Sowell of record in Book 7881, page 183, dated 06/29/89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cloverland Acres, Section Ten of record in Book 4955 Page 103, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 5194, page 345, Register's Office for Davidson County, Tennessee 4) Easement as set forth in instrument recorded in Book 7868, Page 755
This property is improved property known as 5620 Clovermeade Dr., Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of ~~April~~ March, 2013.

Joseph Calvin Duncan

Sue M. Duncan

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 Joseph Calvin Duncan and Sue M. Duncan, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 27R day of ~~April~~ March, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07474

Amy Cross Notary
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

