BILL GARRETT, Davidson County
Trans:T20130031057 DEEDWARR
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20130416-0037747

Return to:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

#1039

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jaclynn Wyatt Beebe and husband, Thomas Joe Beebe	(NEW OWNERS) Acopia LLC	Map 141-12C-
7236 River Bend Road	306 Northcreek Blvd; Ste 100	Parcel 021.00CO
Nashville, TN 37221	Goodlettsville, TN 37072	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Muriel S. Jackson aka Muriel Stinnett Jackson, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto**Jaclynn Wyatt Beebe and husband, Thomas Joe Beebe,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of River Bend, of record in Book 6900, pages 504 and 505, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Jackson and wife, Muriel S. Jackson by warranty deed dated November 1st, 1999 from James A. Dodd and wife, Laura M. Dodd of record in Book 11730, page 60, said Register's Office. The said James A. Dodd having since died on November 26, 2010 and title vested in Muriel S. Jackson as the sole surviving tenant by the entirety.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2013 Taxes for Davidson County, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and in Book 7549, page 893, said Register's Office.**
3. **Any and all matters of record in Book 6900, pages 504 & 505, amended in Book 7465, page 833, said Register's Office.**

This is improved property commonly known as **7236 River Bend Road, Nashville, TN 37221**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this
10th day of April, 2013

Notary public:

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of April, 2013.

Muriel Stinnett Jackson aka Muriel S. Jackson

By:
James Alan Jackson, Attorney-In-Fact
By James Mc Jack, ATT-IN-FACT

[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 James Alan Jackson, Attorney-In-Fact for Muriel Stinnett Jackson (aka Muriel S. Jackson), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10th day of April, 2013.

Notary Public
My Commission Expires: 01/13/2015