WARRANTY DEED

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,700.00

John D. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Bruce	Acopia, LLC	09502002500
(NAME)	(NAME)	
231 Donelson Hills Drive	306 Northcreek Blvd, 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130031162 DEEDWARR
Recvd: 04/16/13 13:11 2 pgs
Fees:13.00 Taxes:494.69
20130416-0037865

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen T. Shepard and wife, Kristie L. Shepard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John D. Bruce, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 109 on the Map of Donelson Hills Subdivision, of record in Plat Book 2331, pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stephen T. Shepard by Deed from Gina Ramona Hall, unmarried, dated 07/31/2001 and filed for record on 08/08/2001 in Instrument 200108080085596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen T. Shepard and wife, Kristie L. Shepard by Deed from Stephen T. Shepard, dated 09/27/2004 and filed for record on 10/15/2004 in Instrument 200410150124168, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2331, Page 22, Plat Book 2331, Page 23, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 231 Donelson Hills Drive, Nashville, TN 37214
(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/or 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/or 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 our hands this 5th day of April, 2013.

Stephen T. Shepard

Kristie L. Shepard

State of Tennessee
County of Wilson

Personally appeared before me Stephen T. Shepard and Kristie L. Shepard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122