WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130068195 DEEDWARR
Recvd: 08/08/13 12:24 3 pgs
Fees:18.00 Taxes:517.63
20130808-0083312

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC CHARLENE EDWARDS

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna J. Wilson	Acapia, LLC	048-00-0-272.00
(NAME) 5060 Drakes Branch Road	(NAME) 306 Northcreek Blvd Ste. 100	048-00-0-71.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Goodlettsville, TN 37072	048-00-0-194.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Ryen C. Ogg , unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edna J. Wilson, unmarried** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 (1.04 acres Map/Parcel 48-272): Land in Davidson County, Tennessee, being Lot No. 1 of McCool's One Lot Subdivision of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 2 (10.59 acres, Map/Parcel 48-71): Beginning at a stone near the East margin of Drakes Branch Road; thence North 1 degree East 44.9 feet to an iron pin in the J.R. and Minnie Fulton Line; thence North 68 degrees 30 minutes East 232.65 feet to an iron pin; thence South 19 degrees 30 minutes East 168 feet to an iron pin near the old cemetery; thence South 89 degrees East along the old fence 748.6 feet to a stone on the ridge; thence South 21 degrees East 135 feet to a stone; thence South 17 degrees West 247.5 fee to a stake; thence South 4 degrees East 134 feet to a stone in the Claude McCool line; thence North 89 degrees West 913.3 feet with the Claude McCool line to an iron pin in the center of Drakes Branch Road; thence North 10 degrees West 532.5 feet to the point of beginning and containing 11.656 acres, and being all of the George F. McCool lands lying on the Easterly side of Drake Branch Road.

INCLUDED IN THE FOREGOING TRACT 2, BUT EXPRESSLY EXCLUDED FROM THIS TRACT IS A 1.04 ACRE TRACT SHOWN AS TRACT 1 ABOVE.

Tract 3 (3.18 acres Map/Parcel 48-194): Beginning at an iron pin which is 272.17 feet in a direction of South 72 degrees 28 minutes 20 seconds West from an iron pin placed in the center of Drakes Branch Road (said iron pin being the southernmost point at which the land of Harold H. and Emma N. Fulton reach the center of Drakes Branch Road) and going in an Easterly direction North 86 degrees 7 minutes 43 seconds West for a distance of 728.83 feet to an iron pin placed in a fence and thence in a Southerly direction South 13 degrees 34 minutes 0 seconds East for a distance of 169 feet to a point and thence in a Westerly direction South 86 degrees 7 minutes 42 seconds East for a distance of 728.83 feet to a point thence in a Northerly direction North 13 degrees 34 minutes 0 seconds West for a distance of 168.97 feet which point will be the original point of reference containing more or less 3.18 acres and being part of the land of Harold E. and Erma N. Fulton gained by inheritance from Minnie E. Fulton of record in Book 5130, Page 244, Register's Office for Davidson County, Tennessee.Being a portion of the same property conveyed to H. Clay McCool, Jr., with a life estate reserved for Eula McCool, by deeds of record in Instrument No. 20060929-0120451, Instrument No. 20061006-0124317, Instrument No. 20061006-0124318, Instrument No. 20061006-0124319, Instrument No. 20061006-0124320, Instrument No. 20061006-0124321 and Instrument No. 20061006-0124322, Register's Office for Davidson County, Tennessee. The said Eula McCool having since died, as to Tracts 1 and 2; and

Being the same property conveyed to H. Clay McCool, Jr. by deeds of record in Instrument No. 20060929-0120450, Instrument No. 20061006-0124311, Instrument No. 20061006-0124312, Instrument No. 20061006-0124313, Instrument No. 20061006-0124315, Instrument No. 20061006-0124316; and Instrument No. 20061227-0159605, Register's Office for Davidson County, Tennessee, as to Tract 3; andBeing the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood, Successor Trustee, of record at Instrument No. 20110817-0063330, Register's Office for Davidson County, Tennessee, dated August 15, 2011, and recorded on August 17, 2011, as to Tract 1, 2 and 3; andBeing the same property conveyed to Ryen C. Ogg by Special Warranty Deed from Renasant Bank of record in Instrument Number 20120203-0010122, Register's Office for Davidson County, Tennessee, dated January 30, 2012, and recorded on February 3, 2012, as to Tracts 1, 2 and 3.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5060 Drakes Branch Road , Nashville TN 37216 (Tract 1, 2 and Tract 3)

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of July, 2013.

Ryen C. Ogg by Clois Jean Jones by his attorney in fact

Ryen C. Ogg by Clois Jean Jones his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of July , 2013, before me personally appeared **Clois Jean Jones** to me known to be the person who executed the foregoing instrument in behalf of **Ryen C. Ogg** as his Attorney in Fact , and acknowledged that she executed the same as the free act and deed of the said **Ryen C. Ogg** .

Witness my hand and official seal at this the 31st day of July 2013.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2017

