Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Jayler Naman
Affiant

Subscribed and sworn to before me, this 7TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-2715

(AFFIX SEAL)

# WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Vaughn and Patricia Vaughn, husband and wife | Acopia, LLC | 08304009700 |
| | (NAME) | |
| 2305 Carter Avenue | 306 Northcreek Blvd., Ste. 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Richard R. Woods, Sr. and wife, Vera C. Woods, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Vaughn and Patricia Vaughn, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 56 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF CARTER STREET 341.5 FEET EAST OF THE CENTER OF CAMPBELL STREET; THENCE NORTH 0 DEGREES 20 MINUTES WEST 413.2 FEET TO AN IRON PIN IN A CROSS FENCE; THENCE NORTH 89 DEGREES EAST 73.5 FEET TO AN IRON PIN IN PENNINGTON'S LINE (BOOK 2481, PAGE 224, R.O.D.C.), THENCE WITH PENNINGTON'S LINE DUE SOUTH 414.3 FEET TO THE NORTH MARGIN OF SAID CARTER STREET; THENCE DUE WEST 71.3 FEET TO THE POINT OF BEGINNING, CONTAINING 0.689 OF AN ACRE, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO RICHARD R. WOODS AND WIFE, VERA C. WOODS BY QUITCLAIM DEED FROM MARY EDITH WOODS, OF RECORD IN BOOK 11733, PAGE 343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2305 Carter Avenue, Nashville, TN 37206
(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.

Witness my/our hand(s) this 7th day of August, 2013.

BILL GARRETT, Davidson County
Trans:T20130068489 DEEDWARR
Recvd: 08/09/13 09:12 2 pgs
Fees:13.00 Taxes:1054.50
20130809-0083655

**WARRANTY DEED**
(Continued)

Richard R. Woods, Sr.

Vera C. Woods

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard R. Woods, Sr., and wife, Vera C. Woods, the herein 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, this the 7th day of August, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Chapman and Rosenthal Title, Inc.
1620 Westgate Circle
Brentwood, TN 37027