RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130079836 DEEDWARR
Recvd: 09/16/13 10:20 2 pgs
Fees:13.00 Taxes:629.00

20130916-0097098

G-FC-13-1329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2-2014
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Mack S. Linebaugh, III (NAME)	Acopia, LLC (NAME)	
1329 McChesney Avenue (ADDRESS)	306 Northcreek Blvd. 100 (ADDRESS)	**07203008700**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TAMMY HOPE GOODWIN, A SINGLE PERSON AND RALPH FORRESTER GOODWIN, JR., A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MACK S. LINEBAUGH, III AND WIFE, HOLLY LINEBAUGH,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 55 FEET OF LOT 204, INGLEWOOD PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TAMMY HOPE GOODWIN AND RALPH FORRESTER GOODWIN, JR. BY THE LAST WILL AND TESTAMENT OF ELSIE GOODWIN AS RECORDED ON THE 18TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121218-0116547 AND ORDER AS RECORDED ON THE 18TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121218-0116546, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED BY DEED FROM GEORGE W. CLEMENT, UNMARRIED TO ELSIE J. GOODWIN, UNMARRIED AS RECORDED ON THE 9TH DAY OF SEPTEMBER, 1993 IN DEED BOOK 9075, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 101 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1329 McChesney Avenue Nashville, Tennessee 37216**
(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 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 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 10th day of September, 2013.

Tammy Hope Goodwin

Tammy Hope Goodwin

Ralph Forrester Goodwin Jr.

Ralph Forrester Goodwin, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Hope Goodwin and Ralph Forrester Goodwin, Jr., the within named bargainor, 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 10th day of September, 2013

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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