BILL GARRETT, Davidson County
Trans:T20130093816 DEEDWARR
Recvd: 11/01/13 15:56 2 pgs
Fees:13.00 Taxes:466.20

20131101-0113876

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18955
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th/30th DAY OF October, 2013.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Gregory A. Osborn, Sr.	Send Tax Bills To: Acopia, LLC
(Name) 2248 Riverway Drive	(Name) 306 Northcreek Blvd., Ste. 100
(Street Address or Route Number) Old Hickory, TN 37138	(Street Address) Goodlettsville, TN 37072
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 053060B01300CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Brian Shannon and wife, Twyla Shannon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Osborn, Sr. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 224 on the Plan of Waterford Subdivision, Phase 2, of record in Book 7900, pages 412 and 413, Register's Office for said County, to which plat refernce is hereby made for a more complete description.

BEING the same property conveyed to Brian Shannon and Twyla Shannon by deed from The Bank of New York Mellon, as Trustee on behalf of the Registered Certificfate Holders of GSAMP Trust 2004-SEA2, Mortgage Pass-Through Certificates Series 2004-SEA2, filed of record in Instrument No. 20090130-0008049, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2248 Riverway Drive, Old Hickory, TN 37138.

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, their 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, 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 his/her/their hand(s) this ~~25th~~ 24 day of October, 2013.

Seller

Brian Shannon

Twyla Shannon

18955

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Brian Shannon and Twyla Shannon, the 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 at office, this 24 day of October, 2013.

Notary Public

My Commission Expires: 9/23/2015

MIRIAM CINTRON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 9/23/15