Warranty Deed

BILL GARRETT, Davidson County Trans:T20140007976 DEEDWARR Recvd: 02/04/14 10:24 2 pgs Fees:13.00 Taxes:1080.40 20140204-0009738	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $292,000.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2014. Notary Public My commission expires: 11-3-15

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark A. Lancaster Angela D. Lancaster	Acopia, LLC	
908 Stockell Street	306 Northcreek Blvd., Ste. 100	082-03-160.00
Nashville, TN 37207	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRONWOOD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. LANCASTER AND ANGELA D. LANCASTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 24 fronts 50 feet on the west side of Stockell Street and runs westerly 180 feet more or less to a 16 foot alley in the rear.

Being the same property conveyed to Jerry Earwood by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record at Instrument No. 20120531-0047327, Register's Office for Davidson County, Tennessee, dated May 3, 2012 and recorded on May 31, 2012. See also Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee filed in Instrument Number 20070216-0019991, said Register's Office; see also Default Judgment recorded in Instrument Number 20130201-0010925, said Register's Office and filed under Case No. 12-1222-I, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Jerry Earwood by Order Granting Motion for Default Judgement on Complaint to Quiet Title and for Declaratory Relief of record in Instrument No. 20130726-0077560, said Register's Office, July 19, 2013 and recorded July 26, 2013.

Being the same property conveyed to Ironwood Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Jerry Earwood of record in Instrument No. 20131008-0105561, Register's Office for Davidson County, Tennessee, dated October 7, 2013 and recorded on October 8, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 908 Stockell Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2014.

Ironwood Investments, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jan Watson
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jan Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Ironwood Investments, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY