WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012971 DEEDWARR
Recvd: 02/25/14 09:57 2 pgs
Fees:13.00 Taxes:673.40
20140225-0015954

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1088 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Alexander	Acadia, LLC	014-00-0-046.11
(NAME) 7189 Bidwell Rd	(NAME) 304 Northcreek Blvd, 100	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Charles W Evilcizer and wife, Juanita S. Evilcizer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon Alexander and husband, Brian K. Alexander**, 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 the 14th Civil District of Nashville, Davidson County, Tennessee, being described according to a survey made by D. E. Bener & E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, North 2 deg. 30' East 2200 feet from the northwest corner of said road and Old Clarksville Pike; thence with the westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.04 feet; thence South 2 deg. 29' West 150 feet; thence south 87 deg. 30' East 791 feet to the beginning containing 2.72 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a tract of land in the 14th Civil District of Davidson County, Tennessee conveyed to the State of Tennessee by Judgment of record in Book 4620, page 362, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the West margin of Bidwell Road said point being James W. Harris' Southeast corner; thence with said margin South 6 deg. 53 min. West 150 feet to Oliver Walker's Northeast corner; thence with Walker's north boundary line, North 83 deg. 07 min. West 15 feet; thence North 6 deg. 53 min. East 150 feet to Young's south boundary line; thence with said boundary line South 83 deg. 07 min. East 15 feet to the point of beginning and containing 2.250 square feet.

BEING the same property conveyed to Charles W. Evilcizer and wife, Juanita S. Evilcizer by deed dated 02/21/2012 from Micah B. Evilcizer and wife, Amanda C. Evilcizer and filed of record in Instrument # 20120223-0015799, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7189 Bidwell Rd. Joelton, TN 37080

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, has 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 our hands this 31st day of **January, 2014.**

Charles W. Evilcizer
by Karen Rippetoe attorney in fact

Charles W Evilcizer
by Karen Rippetoe, attorney-in-fact

Juanita S. Evilcizer
by Karen Rippetoe attorney in fact

Juanita S Evilcizer
by Karen Rippetoe, attorney-in-fact

NOTE: Charles W. Evilcizer and Charles Evilcizer are one and the same person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Karen Rippetoe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she is the attorney-in-fact for **Charles W. Evilcizer** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Charles W. Evilcizer.**

Witness my hand and official seal, this 31st day of January, 2014.

Notary Public

My commission expires: _____

J WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Karen Rippetoe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she is the attorney-in-fact for **Juanita S. Evilcizer** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Juanita S. Evilcizer.**

Witness my hand and official seal, this 31st day of January, 2014.

Notary Public

My commission expires: _____

J WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017