Davidson County DEEDWARR
Recvd: 05/14/14 13:24 3 pgs
Fees:18.00 Taxes:839.90
20140514-0041422

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Steven B. & Kristen N. DiPasquale 7229 Explorer Trail Nashville, TN 37221	Acopia LLC 306 Northcreek Blvd Ste 100 Goodlettsville TN 37072	126-15-A-282.00 CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Stephanie Callahan and husband, Clay Callahan (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Steven B. DiPasquale and Kristen N. DiPasquale, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Seven, Boone Trace at Biltmore of record in instrument Number 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Callahan and husband, Clay Callahan by Warranty Deed from Sandra Schmahl Hoff, a married woman of record in Instrument Number 20060728-0091770, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Clay Callahan pursuant to the Limited Power of Attorney executed by her and being filed for record simultaneously herewith.

This is improved real property located on 7229 Explorer Trail, Nashville, TN 37221.

This conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantees herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $227,000.00.
(
(
(Subscribed and sworn to before me
(this 9th day of May, 2014.
(
(My Commission Expires: 7-5-16

Affiant

Notary Public

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9 day of May, 2014.

Stephanie Callahan

Clay Callahan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephanie Callahan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of May, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Clay Callahan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of May, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

