WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034175 DEEDWARR
Recvd: 05/16/14 09:07 2 pgs
Fees:13.00 Taxes:617.90
20140516-0042070

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Allison Mason Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Ryan Tally	Acopia, LLC	01808000700
(NAME) 204 Pear Orchard Drive	(NAME) 300 Northcreek Blvd, 100	
(ADDRESS) Goodlettsville, TN 37027	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ALISON MASON BUTLER, SANDRA MASON-JOHNSON AND CAROL MASON BOLLINGER, AS THE ONLY HEIRS-AT-LAW OF ALFRED E. MASON, DECEASED , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW RYAN TALLY AND WIFE, JESSICA TALLY, 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. 19 on the Plan of Connell Hills, of record in Book 2900, Page 141, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Alfred E. Mason and wife, Edna Louise Mason by Warranty Deed from George W. Hansford and wife, Rita A. Hansford which deed is dated November 29, 1999 and recorded in Book 11763, Page 626 in the Register's Office for Davidson County, Tennessee. The said Edna Louise Mason having since died on August 6, 2009 and the said Alfred E. Mason having since died on August 8, 2011 leaving Sandra Mason-Johnson, Carol Mason Bollinger and Allison Mason Butler as his only heirs-at-law.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014; SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF CONNELL HILLS OF RECORD IN BOOK 2900, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS TO CITY OF GOODLETTSVILLE, TENNESSEE OF RECORD IN BOOK 4805, PAGE 905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DURABLE SPECIFIC POWER OF ATTORNEY GRANTED TO SEAN R. BOLLINGER BY CAROL MASON BOLLINGER, GRANTOR ABOVE, IS BEING RECORDED SIMULTANEOUSLY WITH THIS INSTRUMENT IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO.

unimproved ☐

This is improved ☑ property, known as 204 Pear Orchard Drive, Goodlettsville, TN 37027
(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 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, 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 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 25th day of April, 2014.

Alison Mason Butler

Sandra Mason-Johnson

Carol Mason Bollinger

By: Sean R. Bollinger POA
Sean R. Bollinger
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Sean R. Bollinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Carol Mason Bollinger, acting as that person's agent and attorney in fact, and the said Sean R. Bollinger acknowledged that he executed the foregoing instrument as agent and attorney in fact for Carol Mason Bollinger for the purposes therein contained.

WITNESS my hand and seal, this 25th day of April, 2014.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~Reverse~~
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alison Mason Butler and Sandra Mason-Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledges that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25th day of April, 2014.

My commission expires: 1/9/2018

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

RETURN TO ABOVE NAME AND ADDRESS

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY