WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140037779 DEEDWARR
Recvd: 05/30/14 11:15 2 pgs
Fees: 13.00 Taxes: 504.31
20140530-0046570

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,300.00

Amanda Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of May 28, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Watts and Amanda Muller	Acopia, LLC	07008002701
(NAME)	(NAME)	
829 Youngs Ln	306 Northcreek Blvd Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Lowell L. Benson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Watts, unmarried and Amanda Muller, unmarried**, 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 described as follows:

Being part of Lot No. 30 on the Map of Part of the Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, described according to a survey made by John M. Sullivan, Civil Engineer, July 14, 1961, as follows:

Beginning on the northerly margin of Young's Lane at a point 280 feet east of the southeast corner of the property conveyed to Robert H. Steele and wife, by deed from H. L. Meadows, of record in Book 1077, page 287, said Register's Office; thence north 20 deg. 14' east 230 feet; thence north 85 deg. 41' east 88.3 feet; thence south 21 deg. 11' west 230 feet to the northerly margin of Young's lane; thence with the same westerly 87 feet to the beginning.

BEING the same property conveyed to Lowell L. Benson and wife, Bernice Benson by Warranty Deed from T. T. Frazier and wife, Clestine E. Frazier dated August 4, 1961, of record in Book 3255, page 455, Register's Office for Davidson County, Tennessee. The said Bernice Benson having since died the property is vested in Lowell L. Benson as the surviving tenant by the entirety.

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 X property, known as 829 Youngs Ln. Nashville, TN 37207

LB

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 day of , May 28, 2014.

Lowell Benson by his attorney in fact

Lowell L Benson by Lowell L. Benson Jr.,
attorney - in - fact Lowell L

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Lowell L. Benson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lowell L. Benson, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Lowell L. Benson, for the purposes therein contained.

Witness my hand and official seal, this ~~21~~ 28th day of May, 2014

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

Notary Public

My commission expires:

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122