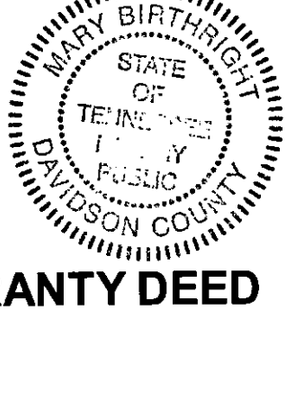
BILL GARRETT, Davidson County
Trans: T20140041080 DEEDWARR
Recvd: 06/11/14 10:28 2 pgs
Fees: 13.00 Taxes: 444.00
20140611-0050722



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. West and Stephanee F. West, husband and wife	Acopia, LLC	052010C02100CO
	(NAME)	
405 Elaine Ct.	306 Northcreek Blvd., Ste. 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth W. Sadler, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin L. West and Stephanee F. West, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 21 ON THE PLAN OF NEELY'S CHASE OF RECORD IN BOOK 7900, PAGE 196, WHICH VOIDS, VACATES AND SUPERCEDES PLAT BOOK 6900, PAGE 953, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MORTON H. SADLER AND RUTH W. SADLER BY DEED FROM NEELY'S CHASE PARTNERS, OF RECORD IN BOOK 8240, PAGE 995, RERECORDED IN BOOK 8214, PAGE 808, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO RUTH W. SADLER, A WIDOWS BY QUITCLAIM DEED FROM RUTH W. SADLER, SURVIVING SPOUSE OF MORTON H. SADLER, OF RECORD BY INSTRUMENT NO. 201302120014131, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MORTON H. SADLER HAVING SINCE DECEASED LEAVING RUTH W. SADLER HIS SOLE SURVIVING SPOUSE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Elaine Ct., Madison, TN 37115
(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 my/our hand(s) this 6th day of June, 2014.

WARRANTY DEED
(Continued)

Ruth W. Sadler

Ruth W. Sadler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth W. Sadler, a widow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2014.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072