File No. 144081

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/14 08:20 3 pgs
Fees:18.00 Taxes:666.00
20140623-0054294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan P. Hicks	Acopia, LLC	082-08-0-419.00
(NAME)	(NAME)	
904 W Eastland Ave	306 Northcreek Blvd, #100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **KURT A. SCHEIB AND MARY J. SCHEIB, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN P. HICKS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of the Resubdivision of part of Lot No. 15, J. W. Love's Subdivision of the Messengale Tract, of record in Book 547, Page 4, said Resubdivision being of record in Book 4300, Page 116, all in the Register's Office for said County.

SAID Lot No. 1 fronts 75.00 feet on the southerly margin of West Eastland Avenue and extends back 172.60 feet on the westerly line and 171.26 feet on the easterly line to the northerly margin of Cleveland Street, measuring 79.00 feet thereon.

BEING the same property conveyed to Kurt A. Scheib and Mary J. Scheib, husband and wife, by Quitclaim Deed from Kurt J. Scheib and Mary J. Armstrong (nka Mary J. Scheib), dated May 11, 2012 and recorded May 21, 2012 in Instrument Number 20120521-0043609, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 904 W Eastland Ave, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of June, 2014.

Kurt A. Scheib

Mary J. Scheib

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named KURT A. SCHEIB AND MARY J. SCHEIB, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2014.

Commission expires:

03/26/2017

Notary Public

DOLLY T. PEAY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

File No.: 144081

RETURN TO:

Venture Title, LLC
3027 Highway 31 W
White House, TN 37188

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Notary Public

My commission expires: **03/28/2015**

