BILL GARRETT, Davidson County
Trans:T20140073324 DEEDWARR
Recvd: 09/30/14 11:07 2 pgs
Fees:13.00 Taxes:255.30
20140930-0089966

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of September, 2014, by and between Joseph Hyde, Jr., unmarried, party of the first part, and Ulyess L. Williamson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 1, Timbertrail of record in Plat Book 5200,Page 205, as corrected in Deed Book 5515, Page 584, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Joseph Hyde, Jr. by virtue of that certain Warranty Deed dated November 28, 2000, at Instrument No. 20001129-0117079 in the amount of $82,500.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5522, Page 681 and Book 5649, Page 567 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph Hyde, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joseph Hyde, Jr. and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

My Commission Expires: _____

Property Owner & Address: Ulyess L. Williamson
4212 Brick Church Pike
Whites Creek, TN 37189

Tax Parcel No 32-13-1.00

Property Address: 4212 Brick Church Pike
Whites Creek, TN 37189

MAIL TAX BILLS TO: ~~Owner @ owners address~~
ACOPIA, LLC
306 Northcreek Blvd, Suite 100
Goodlettsville, TN 37072

Firm File #: 20140840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $69,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of September, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY