BILL GARRETT, Davidson County
Trans:T20140081112 DEEDWARR
Recvd: 10/28/14 11:06 2 pgs
Fees:13.00 Taxes:732.60
20141028-0099278

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me as of the 24th day of October, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA P. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL #
William C. Huggins & Scarlett N. Huggins 1408 McGavock Pike Nashville, TN 37216	Acopia LLC 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	072-07-0-289.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Amanda F. Smith formerly known as Amanda Farrah McCrary, Married and Wayne Farrar, unmarried**, hereinafter referred to collectively as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **William C. Huggins and Scarlett N. Huggins husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Subdivision of The Waters Place on Maxey Lane, of record in Plat Book 332, Pages 136-137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Farrah McCrary, unmarried and Wayne Farrar, unmarried by Quitclaim Deed from Amanda Farrah McCrary Ratliff, of record in Instrument No. 20090923-0088394, Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 23, 2009. The said Amanda Farrah McCrary is now known as Amanda F. Smith.

Amanda Farrah McCrary (known now as Amanda F. Smith), married subsequent to taking title to the subject property; however she and her husband have never resided in the property as their marital residence.

Being also known as 1408 McGavock Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

None

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 24th day of October, 2013.

Amanda F. Smith

Amanda F. Smith

Wayne Farrar

BY: Wayne Farrar

Amanda F. Smith, attorney-in-fact for Wayne Farrar Amanda F. Smith, atty in fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Amanda F. Smith, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Wayne Farrar, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of Wayne Farrar, for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of October, 2014.

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

My Commission Expires: 3/7/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Amanda F. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of October, 2014.

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

My Commission Exp. 3/7/17