mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089675 DEEDWARR
Recvd: 12/01/14 10:43 2 pgs
Fees:13.00 Taxes:351.50
20141201-0109791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Micheala A. Scott	Acopia, LLC	050 10 0C 279.00
(NAME)	(NAME)	
3244 Woodstock Drive	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville 37207	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Five Thousand And No/100 Dollars ($95,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Zachary K. Peddicord, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Micheala A. Scott, an unmarried person**, hereinafter called the Grantee, her 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 Number 14 on the Plan of Chesapeake Homes, Section Six, Phase One, as of record as Instrument 20011026-0117230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Affordable Housing Resources, Inc. a Tennessee Not-For-Profit Corporation, by Warranty Deed in Lieu of Foreclosure from Mary Frances Rudy, Trustee dated February 15, 2012 and recorded February 15, 2012 in Instrument No. 20120215-0013221, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Zackary K. Peddicord, a single person, by Warranty Deed from Affordable Housing Resources, Inc. a Tennessee Not-For-Profit Corporation, dated January 11, 2013 and recorded January 18, 2013 in Instrument No. 20130118-0006099, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 3244 Woodstock Drive, Nashville, TN 37207

File Number: FRN-141974

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 25th day of November, 2014.

Zackary K Peddicord by Laurie Harris Atty in Fact

Zachary K. Peddicord by Laurie Harris
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Harris, 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 Zackary K. Peddicord, a single person, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Zackary K. Peddicord, for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2014.

Notary Public

My Commission Expires: 3/4/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-141974