BILL GARRETT, Davidson County
Trans:T20140094350 DEEDWARR
Recvd: 12/17/14 10:23 2 pgs
Fees:13.00 Taxes:921.30
20141217-0115306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 249,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2014.

Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CLIFTON HANCOCK, IV	**ACOPIA, LLC**	**09708001600**
4012 LAKE PKWY	**306 NORTHCREEK BLVD. STE 100**	
HERMITAGE, TN 37076	**GOODLETTSVILLE, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

EDWARD L. WILLIAMS and PAULA D. WILLIAMS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLIFTON HANCOCK, IV AND TIFFANY HANCOCK, HUDBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Lake Park, Section 1, as of record in Plat Book 4175, Page 134 & 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

BEING THE SAME PROPERTY CONVEYED TO EDWARD L. WILLIAMS and PAULA D. MATHEWS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM EDWARD L. WILLIAMS, UNMARRIED, DATED 09/05/2006 AND RECORDED ON 09/07/2006 IN INSTRUMENT NUMBER 20060907-0110562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PAULA D. MATHEWS IS NOW KNOWN AS PAULA D. WILLIAMS, MARRIED TO EDWARD L. WILLIAMS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4012 LAKE PKWY, HERMITAGE, TN 37076.

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 in 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 11th day of December, 2014.

EDWARD L. WILLIAMS

PAULA D. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EDWARD L. WILLIAMS and PAULA D. WILLIAMS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2014.

Notary Public

My Commission Expires: 8.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY