Davidson County	**DEEDWARR**
Recvd: 12/30/14 13:44	**3 pgs**
Fees:18.00 Taxes:351.50	
20141230-0118933	

WARRANTY DEED

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 29th day of DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steve McClanahan and Vicki Lynn McClanahan, husband and wife	Acopia, LLC	08610009800
(NAME)	(NAME)	
3337 Lakeside Place	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James J. Mears and Theresa A. Mears, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve McClanahan and Vicki Lynn McClanahan, husband 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:

Land in Davidson County, Tennessee, being Lot No. 61A, on the zone lot division of Lots 11 and 61 on the Plan of Lakeside Woods, Section Two, as of record in Book 6900, Page 624, Register's Office for Davidson County, Tennessee, which amends the plat of record in Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Metropolitan Federal Savings and Loan Association by Successor Trustee's Deed from Wesley D. Turner, Successor Trustee dated June 1, 1990 and recorded June 1, 1990 in Book 8121, Page 711, in said Register's Office for Davidson County, Tennessee pursuant to a Foreclosed Deed of Trust dated November 16, 1987 and recorded in Book 7405, Page 556 by Percy Priest Woods, a Joint Venture. Further being the same property conveyed to James J. Mears and wife, Theresa A. Mears by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association dated August 14, 1991 and recorded August 19, 1991 in Book 8423, Page 308, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-142597

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.

unimproved ☐
This is improved ☒ property, known as 3337 Lakeside Place, 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, has 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 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 our hands this 29th day of December, 2014.

James J. Mears

Theresa A. Mears

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, James J. Mears, Theresa A. Mears the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public

My Commission Expires: ~~September 10, 2018~~ 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-142597

True Copy Certification

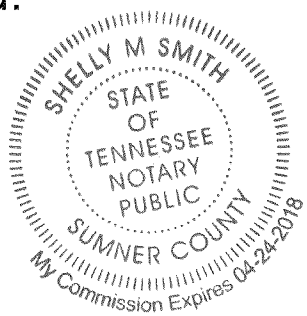
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith