WARRANTY DEED

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~ SEPT. 14 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany A. Shipp	Acopia, LLC	083-08-0 176.00
(NAME)	(NAME)	
2707 Meadow Rose Drive	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150000088 DEEDWARR
Recvd: 01/02/15 09:38 2 pgs
Fees:13.00 Taxes:1036.00

20150102-0000131

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Odessa R. Wiley and James L. Wiley, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tiffany A. Shipp, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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. 10, on the plan of Section 6, Second Addition, Rosewood Heights, as shown on plat of record in Plan Book 2854, Page 21, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Odessa R. Wiley and James L. Wiley, wife and husband by Warranty Deed dated from Roger Dale and Patricia Dale, husband and wife of record in Book 9458, Page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plan Book 2854, Page 21; 2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3990, Page 651, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2707 Meadow Rose Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), her heirs and/or 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 12th day of December, 2014.

Odessa R. Wiley

James L. Wiley

State of Tennessee
County of Davidson

Personally appeared before me Odessa R. Wiley and James L. Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of December, 2014.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129