BILL GARRETT, Davidson County
Trans:T20150024307 DEEDWARR
Recvd: 04/02/15 10:55 2 pgs
Fees:13.00 Taxes:332.63
20150402-0028712

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Elaine C. McNamara
Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-18

(AFFIX SEAL)

MOLLIE SLAYBAUGH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudolph K. Wolf and Allison B. Wolf, husband and wife	Acopia, LLC (NAME)	05104011900
207 Robinwood Avenue (ADDRESS)	306 Northcreek Blvd., Ste. 100 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susan D. Michael, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rudolph K. Wolf and Allison B. Wolf, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 33 OF BLOCK "G" ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 33 FRONTS 50 FEET ON THE NORTH SIDE OF ROBINWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SUSAN A. JACKSON BY DEED FROM RUSSELL SPROUSE AND BETTY JEAN SPROUSE, DATED 08/30/83 OF RECORD IN BOOK 6126, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SUSAN A. MICHAEL AND HUSBAND, JOE D. MICHAEL BY QUITCLAIM DEED FROM SUSAN A. MICHAEL (FORMERLY SUSAN A. JACKSON) , DATED 02/15/01 OF RECORD BY INSTRUMENT NO. 20010307-0021695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SUSAN D. MICHAEL BY QUIT CLAIM DEED FROM DELBERT J. MICHAEL, DATED 03/21/02 OF RECORD BY INSTRUMENT NO. 20020327-0037506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DELBERT J. MICHAEL AND JOE D. MICHAEL BEING ONE AND THE SAME. THE SAID SUSAN A. JACKSON AND SUSAN A. MICHAEL BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 207 Robinwood Avenue, Madison, TN 37115
(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 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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of March, 2015.

Susan D. Michael

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan D. Michael, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072