# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047891 DEEDWARR
Recvd: 06/16/15 15:00 2 pgs
Fees:13.00 Taxes:462.50
20150616-0057361

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas E. Goodner | Acopia LLC | 044-11-O-079.00 |
| (NAME) | (NAME) | |
| 110 Wilmington Street | 306 Northcreek Blvd., Suite | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Patricia A. Ewing, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas E. Goodner**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: * unmarried man

Land in Davidson County, Tennessee, being Lot No. 185, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1946, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Orchard Drive and Wilmington Street, containing 0.14 acres, more or less.

Being the same property conveyed to Patricia A. Ewing, an unmarried woman by Warranty Deed from Loyd Hawkins and wife, Doris Hawkins, dated 04/14/2003 recorded 04/16/2003, of record in Instrument No. 20030416-0050749, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 1424, Page 68; (2) All matters set out in document including but not limited to an easement of record in Book 626, Page 556; (3) Right of Way Easement of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.

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 110 Wilmington Street, Old Hickory, TN 37138
(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), their 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),

their 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 my hand this 22 day of May, 2015.

Patricia A Ewing by James Scott Branam attorney in fact

Patricia A. Ewing by James Scott Branam
Attorney in Fact

SUSAN R. WEBSTER
Residing in Lawrence County
My Commission Expires
July 6, 2019

State of Indiana
County of Monroe

Personally appeared before me, a notary public in and for the state and county aforementioned, James Scott Branam with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney in Fact of Patricia A. Ewing and that he as such Attorney in Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Attorney in Fact.

WITNESS my hand and seal this 22 day of May 2015.

Susan R. Webster
Notary Public Susan R. Webster
My Commission Expires: July 6, 2019

SUSAN R. WEBSTER
Residing in Lawrence County
My Commission Expires
July 6, 2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**