Return To:

BRENTWOOD **TITLE & ESCROW, LLC** **320 SEVEN SPRINGS WAY** **SUITE 150** **BRENTWOOD, TN 37027** **WARRANTY DEED** BH15-1103	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00 Affiant Subscribed and sworn to before me this 20th DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: My Commission Expires SEPT. 11, 2017 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Woodie	Acopia, LLC	
1103 Cleves Street	(NAME) 306 Northcreek Blvd., #100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Goodlettsville, TN 37072	044-15-0-364.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILBURN E. YOUNG, JR. AND SUSAN DIANE YOUNG, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUTH WOODIE, UNMARRIED, hereinafter called the Grantee(s), 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. 111 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, recorded on July 16, 1948, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Fronting 69.9 feet on Cleves Street.

Being the same property conveyed to Wilburn E. Young, Sr., and Betty Sue Young, as tenants by the entireties by Quitclaim deed from Betty Sue Young of record in Book 7676, page 671, Register's Office for Davidson County, Tennessee, dated October 11, 1988 and recorded on October 13, 1988.

Betty Sue Young died March 11, 2007, vesting fee simple title in the husband, Wilburn E. Young, Sr., as surviving tenant by the entirety.

Being the same property conveyed to Wilburn E. Young, Jr. by Quitclaim deed from Wilburn E. Young, Sr. of record in Instrument No. 20140828-0078624 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on August 28, 2014.

This was not the primary residence of the said Wilburn E. Young, Jr.or his spouse, Susan Diane Young.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1424, Page 467, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1103 Cleves Street, Old Hickory, Tennessee 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 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 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.

BILL GARRETT, Davidson County
Trans:T20150059301 DEEDWARR
Recvd: 07/21/15 09:51 2 pgs
Fees:13.00 Taxes:495.80
20150721-0071225

Witness my/our hand(s) this 20th day of July, 2015.

Wilburn E. Young, Jr

Susan Diane Young

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of June, 2015, before me personally appeared Wilburn E. Young, Jr. and Susan Diane Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of June, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959