BILL GARRETT, Davidson County
Trans:T20160014416 DEEDWARR
Recvd: 02/22/16 12:53 2 pgs
Fees:13.00 Taxes:499.50
20160222-0016677

This Instrument Prepared by ~~& Return to~~:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Neilson G. Hubbard 304B McArthur Drive Madison, TN 37115	Acopia, LLC 306 Northcreek Blvd, Suite 100 Goodlettsville, TN 37072	043070-02100

THIS INDENTURE, made this 18th day of March, 2016 between

Glenn H. Fisher and wife, Rebecca A. Fisher

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Neilson G. Hubbard, unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the unrecorded plan of Tracts 1 and 13 in the Anderson Estates, said plan being a part of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, and said Lot of said unrecorded plan being described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the Westerly margin of McArthur Dr., said point being the common corner of Lots Nos. 125 and 126, and said point being 155.3 feet Northerly from a concrete monument located at the Northwest corner of the intersection of Roosevelt Ave. and McArthur Dr.; thence Westerly with the dividing line between said Lots Nos. 125 and 126, 150 feet to a point, said point being the common corner of Lots Nos. 125, 126, 155 and 156; thence Northerly with the dividing line between Lots Nos. 126 and 155, 52.4 feet to a point, said point being the common corner of Lots Nos. 126 and 128, 154 and 155; thence Easterly with the dividing line between Lots Nos. 126 and 128, 150 feet to a point on the Westerly margin of McArthur Dr.; thence Southerly with the Westerly margin of McArthur Dr., 50 feet to the point of beginning.

Being a portion of the same property conveyed to Glenn H. Fisher and wife, Rebecca A. Fisher by Warranty Deed dated 6/5/14 from Kevin Joseph Blanchette and Ronald Jason Blanchette, both unmarried of record in Instrument No. 20140609-0049955, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 304B McArthur Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Glenn H. Fisher by Rebecca A. Fisher, Attorney in Fact

Glenn H. Fisher by Rebecca A. Fisher, Attorney in Fact

Rebecca A. Fisher

Rebecca A. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca A. Fisher, 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 at office in Goodlettsville, Tennessee on this the 18th day of March, 2016.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2015, before me personally appeared Rebecca A. Fisher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Glenn H. Fisher, and who acknowledged that she executed the same as the free act and deed of Glenn H. Fisher.

Witness my hand, at office, this 18th day of February, 2015.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

Rebecca Fisher

Affiant

Sworn to and subscribed before me, this 18th day of March, 2016.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206