(1)

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 7-24-2019
File No. 16-5228D

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20160063205 DEEDWARR
Recvd: 07/22/16 11:22 2 pgs
Fees:13.00 Taxes:555.00
20160722-0075666

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark A. Wachter and Lisa G. Watcher, husband and wife (NAME)	Acopia, LLC ~~SPLIT~~ (NAME)	34-3-75
2123 East Hill Drive (STREET ADDRESS)	306 Northcreek Blvd Ste. 100 (STREET 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 BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Melanie J. Cline, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Wachter and Lisa G. Wachter, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 176 on the plan of SHEPHERD HILLS, SECTION V, as shown by plat of record in Plat Book 2854, Page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot 176 fronts 140 feet on the easterly side of East Hill Drive and extends back 279.2 feet on the northerly line and 282.4 feet on the southerly line, to a dead line in the rear on which it measures 140 feet.

BEING the same property conveyed to Melanie J. Cline from Melanie J. Cline, Successor Trustee of the Herman and Ethel Thomas Revocable Living Trust dated April 22, 2004, by Trustees Deed dated January 5, 2012, as Instrument No. 20120118-0004856, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3129, page 401, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, page 119, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2123 East Hill Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 20th day of July, 2016.

Melanie J. Cline

Melanie J. Cline

July 20, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

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

Witness my hand and official seal, this 20th day of July, 2016.

My Commission Expires: 8/1/2018

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066