WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160098981 DEEDWARR
Recvd: 11/08/16 15:57 2 pgs
Fees: 13.00 Taxes: 510.60
20161108-0118327

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. Smith	ACOPIA, LLC	Map 053 Group 14 0 Parcel 032.00
(NAME)	(NAME)	
1310 Mohawk Trail	306 NORTHCREEK BLVD STE 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Frankie A. Matthews, an unmarried man and Mickey C. Matthews, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William D. Smith, a married man, 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:

BEING Lot No. 11, on the Plan of Nawakwa Hills Powwow Addition, Section 1, of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Franke A. Matthews by deed from George Brandt of record in Instrument 20121018-0095779 and further conveyed to Frankie A. Matthews and Mickey C. Matthews by deed from Frankie A. Matthews of record in Instrument 20121102-0101313, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 843, Page 79, Register's Office, Davidson County, Tennessee.

The subject property is not nor has it ever been the primary residence of the Grantors herein.

unimproved ☐

This is improved ☑ property, known as 1310 Mohawk Trail, 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.

Witness our hands this 4th day of November, 2016.

Frankie A. Matthews

Mickey C. Matthews

STATE OF TENNESSEE

COUNTY OF Robertson

On this 4th day of November, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie A. Matthews and Mickey C. Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM S. CHILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON