WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045654 DEEDWARR
Recvd: 05/30/17 14:17 2 pgs
Fees:13.00 Taxes:603.10
20170530-0053495

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$160,000.00~~ $163,000.00 KKB

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
M. EXP. 6-26-2018

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla Kimberly Brandt	Acopia, LLC	064-05-0-107.00
(NAME)	(NAME)	
212 Center Street	306 Northcreek Blvd, #100	
(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 ($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, **Kris O'Mealy and Celeste O'Mealy, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayla Kimberly Brandt, unmarried woman,** 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. 29 and 30, Block "J" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kris O'Mealy and Celeste O'Mealy by Special Warranty deed from National City Bank of record in Instrument No. 20070329-0037639 Register's Office for Davidson County, Tennessee, dated March 27, 2007 and recorded on March 29, 2007.

Celeste O'Mealy executed this instrument on behalf of Kris O'Mealy pursuant to a Power of Attorney of record in Instrument# 20170530-0053494, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 212 Center 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 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 my/our hands this 25th day of May, 2017.

Kris O'Mealy By: Celeste O'Mealy
Kris O'Mealy by Celeste O'Mealy as Attorney in Fact
attorney in fact

Celeste O'Mealy

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 Celeste O'Mealy with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Kris O'Mealy as his Attorney in Fact as the free act and deed of the within named Celeste O'Mealy.

Witness my hand and official seal on 05/25/17.

Notary Public
My Commission expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, Celeste O'Mealy, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal on 05/25/17.

Notary Public
My Commission Expires: _____

File #173162

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019