Bill Garrett Davidson County Batch# 37109 **DEEDWARR** 12/14/2017 02:05:39 PM 2 pgs Fees: $13.00 Taxes: $991.60 20171214-0127639	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $268,000.00 Affiant Subscribed and sworn to before me, this 11 day of Dec, 2017. Notary Public My commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy L. Beale **Scott Beale**	**Acopia LLC**	**08106036300**
2404 Seifried Street	**306 Northcreek Blvd, Ste 100**	
Nashville, TN 37208	**Goodlettsville, TN 37072**	

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 HEREBY ACKNOWLEDGE, WE,

David Snodgrass and Patti Snodgrass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy L. Beale and Scott Beale, wife and husband

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 oart of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning on the Northerly margin of Seifried Street at a point 150 feet west of the Westerly margin of 24th Avenue North, said point being the Southwest corner of the property conveyed to Charlie Earl Sharp and wife, Martha Ann Sharp, by deed from Raymond Chester Bailey and wife, of record in Book 1324, Page 330, said Register's Office; thence with Sharp's Westerly line, Northwardly 150 feet to the Southerly margin of an alley; thence with said alley, Westwardly 50 feet; thence Southwardly 150 feet to the Northerly margin of Seifried Street; thence with said street Eastwardly 50 feet to the beginning.

Being the same property conveyed to David Snodgrass and Patti Snodgrass, by Warranty Deed from Patricia McHaney, life tenant, and Linda Boyd, remainderman, dated January 11, 2017, of record in Instrument No. 20170117-0005052, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 31, page 603, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2404 Seifried Street, Nashville, TN 37208.

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 in 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.

David Snodgrass Date: 12/11/17
David Snodgrass

Patti Snodgrass Date: 12/11/17
Patti Snodgrass

STATE OF Arkansas

COUNTY OF Greene

Personally appeared before me, a Notary Public of said County and State, David Snodgrass and Patti Snodgrass, the within named Grantor(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, at office, this 11 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 12-27-2023

CHRISTINA SMITH
Arkansas - Greene County
Notary Public - Comm# 12396908
My Commission Expires Dec 27, 2023