Karen Y Johnson Davidson County
Batch# 139856 DEEDWARR
09/12/2018 09:08:55 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20180912-0090306

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Debbie A. Sexton
Affiant

Subscribed and sworn to before me, this 6th **day of September, 2018.**

Notary Public
My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

06-1807-76994

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Hiram Hugh Nelson, III	Acopia, LLC	053-06-0-B-077.00 CO
2333 Riverway Dr	306 Northcreek Blvd. Ste 100	
Old Hickory TN 37138	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emanuel James Bumpass, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hiram Hugh Nelson, III and Lonny Nelson, husband and wife,** hereinafter called the Grantees, their successors 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. 46, on the Plan of Phase 5B, Waterford, of record in Book 7900, Pages 838 and 839, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development, its successors and assigns by Special Warranty Deed from JPMorgan Chase Bank, N.A., dated December 20, 2013, recorded June 28, 2016, of record in Instrument No. 20160628-0066074, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Emanuel James Bumpass, a married person by deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington D.C., dated December 16, 2016, recorded December 21, 2016, of record in Instrument No. 20161221-0134390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Melvie Bumpass, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 2333 Riverway Dr, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6 day of September, 2018.

Emanuel James Bumpass

Melvie Bumpass

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emanuel James Bumpass and Melvie Bumpass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 6 day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY