Karen Johnson Davidson County
Batch# 252126 DEEDWARR
07/03/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190703-0064922

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Layne Lawrence II
Affiant

Subscribed and sworn to before me, this 28 day of June, 2019.

Notary Public

My commission expires: 9/6/22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAM STAMPLEY

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:
Layne Lawrence II **Briana Lawrence**	**ACOPIA, LLC.**	**07009006200**
2309 Mattie Street	306 Northcreek Blvd, Ste 100	
Nashville, TN 37218	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,

Eula Kittrell McCall, Single

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

LAYNE LAWRENCE II AND BRIANNA LAWRENCE, 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 the Northerly part of Lot No. 3 on the Plan of H.E. Simpkins' Subdivision of the L.G. Curtis Lands, as of record in Book 547, page 39, Register's Office for said County, and described according to a survey by Wm. Collier Parrish Associates, Civil Engineers, dated May 5, 1959, as follows:

Beginning at a point in the centerline of Mattie Avenue, at an iron pin which is 123.5 feet, as measured along the centerline of said Avenue, from a point opposite the Southeast corner of Lot 3; thence Northwesterly 348.8 feet to an iron pin in the line of Lot 4; thence Northeasterly 90 feet to a point in the line of the lot owned by Derringer; thence with Derringer's Southerly line, Southeasterly 285 feet to the centerline of Mattie Avenue; thence with the center of the same, South 0° 36' West 111 feet to the point of beginning.

Being the same property conveyed to Frederick D. McCall and wife, Eula K. McCall, by Warranty Deed from Phillip N. Brownstein, of Washington D.C., as Federal Housing Commissioner, dated December 9, 1963, of record in Book 3672, page 558, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of McCall v. McCall, No. 54647, Fourth Circuit Court for Davidson County, Tennessee, a copy of which appears in Book 4322, Page 130, said Register's Office, the interest of Frederick D. McCall in subject property was divested out of him with the same being vested solely in Eula K. McCall.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2309 Mattie Street, Nashville, TN 37218.

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.

Eula Kittrell McCall Date: 6/28/19
Eula Kittrell McCall

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Eula Kittrell McCall, 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 28 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/4/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

