Karen Johnson Davidson County
Batch# 381129 DEEDWARR
04/02/2020 11:21:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200402-0035461

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $375,000.00.**

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Affiant**

**Subscribed and sworn to before me, this 31st day of March, 2020.**

**Notary Public**
**My commission expires:** 9-7-2020

**02-2003-50843**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Joshua Lee Jones<br>1437 Janie Avenue<br>Nashville TN 37216 | Acopia, LLC<br>306 Northcreek Blvd., Suite 100<br>Goodlettsville, TN 37072 | 072-04-0-283.00 |

## 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, **Wagner Enterprises, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua Lee Jones and Logan Woodward, 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. 29, in Block D, on the Plan of Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wagner Enterprises, LLC, a Tennessee limited liability company by deed from James E. Miller Administrator for the Estate of Donald W. Miller, dated April 2, 2019, recorded April 10, 2019, of record in Instrument No. 20190410-0032413, 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.
>
> This property is improved property known as **1437 Janie Avenue, Nashville, TN 37216.**

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 31st day of March, 2020.

Wagner Enterprises, LLC, a Tennessee limited liability company

Peter Wagner, Member

Sherra Wagner, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter Wagner and Sherra Wagner, 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 and who further acknowledged that they are both members of Wagner Enterprises, LLC, a Tennessee limited liability company and that they are authorized by Wagner Enterprises, LLC, a Tennessee limited liability company to execute this instrument on its behalf..

Witness my hand in Franklin, TN, this 31st day of March, 2020.

Notary Public

My Commission expires: _____

ANAMARIA W. WINGHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 09/16/23

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)