File No. 90953

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076494 DEEDWARR
Recvd: 11/09/09 13:53 2 pgs
Fees:13.00 Taxes:684.13
20091109-0103585

NOTARY PUBLIC AT LARGE

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT 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
Jacqueline Elliott and Jason Elliott	Acopia LLC	156-02-0-018
(NAME)	(NAME)	
653 Harpeth Knoll Road	306 Northcreek Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Teresa K. Frederick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline Elliott and husband, Jason Elliott, 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. 249 on the Plan of Section 2, Harpeth Valley Park, as of record in Plat Book 3700, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Teresa K. Frederick by deed from Mary Koss Webb Kildgore and husband, Charles Edward Kildgore, dated September 24, 1999 and recorded on September 27, 1999 in Record Book 11677, page 93, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 3857, page 858, and in Book 4148, Page 696, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 653 Harpeth Knoll Road, Nashville, TN 37221
(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 hand this 5th day of October, 2009.

Teresa K. Frederick

Teresa K. Frederick

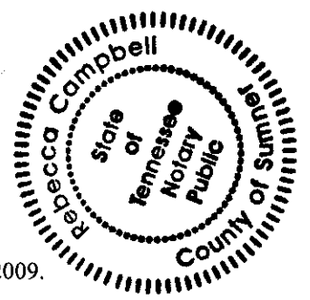
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa K. Frederick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa K. Frederick executed the within instrument for the purposes therein contained.

Witness my hand and official seal on October 5, 2009.

Rebecca Campbell

Notary Public
My Commission Expires: 2/28/12



Witness my hand and official seal this 5th day of October, 2009.

Commission expires:

Notary Public