Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032652 DEEDWARR
Recvd: 06/01/10 10:20 2 pgs
Fees:13.00 Taxes:730.57
20100601-0041709

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dawn F. Myers	Acopia, LLC	133-2-166.00
(NAME) 3200 Kinross Avenue	(NAME) 306 Northcreek Blvd	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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, I/WE, **Steve Hornbeak, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dawn F. Myers, an unmarried woman**, 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. 27 on the plan of Airdrie Subdivision "D" of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly margin of Kinross Avenue and extends back between parallel lines, with the southerly margin of Sunrise Avenue, 183 feet to an alley.

Being the same property conveyed to Steve Hornbeak, a single person by Quit Claim Deed from Kathy Hunka, a single person, dated April 26, 2002 and recorded in Instrument No. 20020515-0059564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3200 Kinross Avenue, Nashville, TN 37211

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, has 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 our hands this 19th day of May, 2010.

Steve Hornbeak by Melissa Turecki Attorney in Fact

Steve Hornbeak
By: Melissa Turecki, his Attorney in Fact

State of Tennessee
County of Davidson

On this 19th of May, 2010, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Melissa Turecki, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steve Hornbeak, and who acknowledged that she executed the same as the free act and deed of Steve Hornbeak.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2010.

My Commission Expires:
4/3/12

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON