Prepared By + Return to:
**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

# WARRANTY DEED

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VRES-11-2711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carrie E. Nelson | Acopia, LLC | |
| 2711 Noonan Drive | (NAME) 306 Northcreek Blvd. Suite 100 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Goodlettsville, TN 37072 | 83-15-107.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN LAKOMY FREUND AND WIFE, LINDA FAYE FREUND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE E. NELSON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 124, FORTLAND PARK, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 40, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. FREUND AND WIFE JOSEPHINE LAKOMY FREUND BY WARRANTY DEED OF RECORD AT BOOK 3104, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN A. FREUND PREDECEASED JOSEPHINE LAKOMY FREUND ON OR ABOUT NOVEMBER 23, 1998, LEAVING JOSEPHINE LAKOMY FREUND THE SURVIVING TENANT BY THE ENTIRETY. THE WILL OF JOHN A. FREUND IS PROBATED IN WILL BOOK 224, PAGE 244, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPHINE LAKOMY FREUND DIED ON OR ABOUT MAY 28, 2007, LEAVING, JOHN LAKOMY FREUND AS HER HEIR AT LAW. REFERENCE IS BEING MADE TO THE AFFIDAVIT OF HEIRSHIP OF RECORD AS INSTRUMENT NUMBER 201106090044301, SAID REGISTER'S OFFICE. FURTHER REFERENCE IS MADE TO THE UNPROBATED WILL OF JOSEPHINE LAKOMY FREUND ATTACHED AS AN EXHIBIT TO THE AFFIDAVIT OF HEIRSHIP WHICH WOULD HAVE DEVISED THE SUBJECT PROPERTY TO SIMON LAKOMY FOR LIFE WITH A REMAINDER TO JOHN LAKOMY FREUND AND WIFE LINDA FAYE FREUND. BY QUITCLAIM DEED RECORDED AT INSTRUMENT NO. 20110609-0044302, PROPERTY WAS CONVEYED FROM JOHN LAKOMY FREUND TO JOHN LAKOMY FREUND AND WIFE, LINDA FAYE FREUND, SUBJECT TO LIFE ESTATE HELD BY SIMON LAKOMY. THE SAID SIMON LAKOMY HAVING SINCE DIED ON AUGUST 11, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 40; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 2711 Noonan Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110060545 DEEDWARR
Recvd: 09/29/11 10:18 2 pgs
Fees:13.00 Taxes:532.80
20110929-0075417

Witness my/our hand(s) this 27th day of September, 2011.

John Lakomy Freund

Linda Faye Freund

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Lakomy Freund and Linda Faye Freund, the within named bargainor, 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 and official seal, this the 27th day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903