BILL GARRETT, Davidson County
Trans:T20110073511 DEEDWARR
Recvd: 11/21/11 10:36 2 pgs
Fees:13.00 Taxes:816.96

20111121-0090881

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole L. Bohleber	Acopia, LLC	Map 129-12
(NAME) 1005 Percy Warner Boulevard	(NAME) 306 Northcreek Boulevard	Parcel 58
(ADDRESS) Nashville, TN 37205	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NICHOLAS KOTTENSTETTE AND WIFE, MARYELLEN KOTTENSTETTE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE L. BOHLEBER, UNMARRIED**, 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. 263 on the Plan of Warner Park Valley, Section 1, Revised, of record in Plat Book 3600, pages 12 – 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicholas Kottenstette and wife, Maryellen Kottenstette, by deed dated December 15, 2008, from William R. Candler and Jayne McCullough Candler of record in Instrument No. 20081218-0121095, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 3600, pages 12 - 14, said Register's Office; and (c) restrictive covenants of record in Book 3577, page 511, Book 3466, page 89, Book 3770, page 81 and Book 3702, page 465, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1005 Percy Warner Boulevard, Nashville, Tennessee 37205

(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 our hands this 1 day of November, 2011.

Nicholas Kottenstette

Maryelleh Kottenstette

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 1 day of November, 2011.
(State)

LISA M. USE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Commission expires:

MY COMMISSION EXPIRES:
03/03/2015

Notary Public