BILL GARRETT, Davidson County
Trans:T20110075662 DEEDWARR
Recvd: 12/01/11 09:58 2 pgs
Fees:13.00 Taxes:529.10
20111201-0093465

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Cynthia A. Malone
Affiant

Subscribed and sworn to before me, this the 29th day of November, 2011.

E Prophet
Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

EMILY R. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia A. Malone	**Acopia, LLC d/b/a Accurate Mortgage**	**142-05-O D 027**
933 Todd Preis Drive	**306 Northcreek Blvd, Ste 100**	
Nashville, TN 37221	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carol Gilpin and husband, Jerry Gilpin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia A. Malone, a 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 a part of the Plan of River Plantation, Section Four, Condominium Apartments, as of record in Book 4860, pages 17, 18 and 19, Register's Office for said County, the part hereby described being;

Unit No. E-401 on said plan together with the Carport designated No. E-401-C, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Four, Condominium.

Being the same property conveyed to ELOISE R. HOWELL, by deed from NANCY MILNER ALLEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MASSIE M. MILNER, DECEASED, of record as Book 7936, page 899, dated September 8, 1989, said Register's Office. Being further conveyed to CAROL GILPIN by ELOISE R. HOWELL, reserving a Life Estate, by deed of record as Instrument No. 20060906-0110399, dated August 30, 2006, said Register's Office. The said Eloise R. Howell having since died.

This conveyance is subject to taxes for 2012, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **933 Todd Preis Drive, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 29th day of November, 2011.

Carol Gilpin

Jerry Gilpin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carol Gilpin and husband, Jerry Gilpin**, the bargainor(s) 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, at office, this **29th** day of **November, 2011.**

Notary Public

My Commission Expires: 11/3/15

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY