This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120003263 DEEDWARR
Recvd: 01/13/12 14:03 3 pgs
Fees:18.00 Taxes:429.20
20120113-0003893

ADDRESS NEW OWNER:
Thomas E. Nettleton
105 Nashboro Greens Way
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Acopia, LLC
306 Northcreek Blvd, Ste 100
Goodlettsville, TN 37072

MAP	**135-110**
GROUP	**C**
PARCEL	**00300CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paula H. Jackson (now Kennedy), married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thomas E. Nettleton, unmarried**, hereinafter called the GRANTEE, his 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 Unit No. 3 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Plat Book 9700, page 968, as amended in Plat Book 11700, page 48, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paula H. Jackson, unmarried, (now Paula H. Kennedy, married) by deed from First Horizon Home Loans, a Division of First Tennessee Bank, DATED 06/01/2009 of record in Instrument no. 20090608-0052892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **105 Nashboro Greens Way, Nashville, Tennessee 37217.**

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 covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 hand this the **30th** day of **December, 2011.**

Paula H Kennedy

Paula H. Kennedy

Michael H. Kennedy

Michael H. Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paula H. Kennedy and Michael H. Kennedy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2011.

~~Robert M. Loffi~~ Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $116,000.00.

Thomas E. [illegible]
AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2011.

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012