WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120035876 DEEDWARR
Recvd: 05/16/12 09:13 2 pgs
Fees: 13.00 Taxes: 527.25
20120516-0042172

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2012.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kathleen S. Merola	Acopia, LLC dba Accurate Mortgage Group	173090A11100CO
(NAME) 7313 Althrop Way	(NAME) 306 Northcreek Blvd., Suite 100	
(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, WE, **Debra Garbe Bade (formerly known as Debra Garbe) and husband, Chris Bade (also known as Christopher P. Bade*)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathleen S. Merola, unmarried**, hereinafter called the Grantee, her 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. 7 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debra Garbe by Warranty Deed from Rebecca A. Murdoch, unmarried, and James Angus Murdoch, II and wife, Katherine Jean Murdoch, dated September 28, 2005 and filed on November 16, 2005 in Instrument Number 20051116-0138602, Register's Office for Davidson County, Tennessee.

*Chris Bade joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Kathleen S. Merola.

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.

This is improved property, known as 7313 Althrop Way, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 **30th** day of **April, 2012.**

Debra Garbe Bade

Chris Bade (also known as Christopher P. Bade)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Debra Garbe Bade and husband, Chris Bade***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained. *(Also known as Christopher P. Bade)

Witness my hand and official seal, this **30th** day of **April, 2012.**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2015

Notary Public

My commission expires: