BILL GARRETT, Davidson County
Trans:T20120051031 DEEDWARR
Recvd: 07/11/12 14:08 2 pgs
Fees:13.00 Taxes:222.00
20120711-0060938

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Grace A. Karn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace A. Karn	**Acopia, LLC.**	**094010451.00**
(NAME)	(NAME)	
1605 Electric Avenue	**306 Northcreek Blvd., Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **C. V. Windsor, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace A. Karn, an 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 Lot No. 75 on the Map of Shelby Village No. 3 of record in Book 2083, Page 6, Register's Office for said County and to which plan reference is hereby made for a more particular description.

Being the same property conveyed to C. V. Windsor, Jr. and Jamie L. Windsor by deed dated February 11, 1977 from R. Marshall of record in Book 5117, page 865, Register's Office for Davidson County, Tennessee.

Jamie L. Windsor has since died survived by C. V. Windsor, Jr.

Judy Windsor joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to C.V. Windsor, Jr.

unimproved ☐

This is improved ☒ property, known as **1605 Electric Avenue, Nashville, TN 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 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 **6th day of July, 2012.**

C. V. Windsor

C. V. Windsor, Jr.

Judy Windsor

Judy Windsor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **C. V. Windsor, Jr. and wife Judy Windsor** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN