WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120081834 DEEDWARR
Recvd: 10/29/12 09:46 2 pgs
Fees:13.00 Taxes:344.10
20121029-0098742

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID K.M. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Louise Hall	Acopia, LLC	05203001800
(NAME)	(NAME)	
458 Kinsey Blvd.	306 Northcreek Boulevard	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121539

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Christopher S. Gipe and wife, Marie H. Gipe**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Teresa Louise Hall, an unmarried woman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 27 on the Plan of East Madison Addition, not of record and described as follows:

Said Lot No. 27 fronts 50 feet on the West side of Kinsey Boulevard and extends back between parallel lines 150 feet to a line in the rear on which it measures 50 feet.

BEING all of the same property conveyed to Christopher S. Gipe and wife, Marie H. Gipe by Warranty Deed from Steven L. Newell and wife, Cathy Newell, dated February 25, 1998 and filed of record in Book 10821, Page 485, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 458 Kinsey Blvd., Madison, TN 37115

(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 GRANTEE, his/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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of October, 2012.

Christopher S. Gipe

Marie H. Gipe

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher S. Gipe and wife, Marie H. Gipe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Christopher S. Gipe and wife, Marie H. Gipe executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2012.

Commission expires: 9-21-15

Notary Public

