This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

#6326
Return to;

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2012.

Notary Public

My Commission Expires:_____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Minnie Godfrey 3733 Edgewater Drive Nashville, TN 37214	ACapia LLC 306 Northcreek Blvd. Ste. 100 Goodlettsville TN 37072	136-07-001900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth Ann Hall, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Minnie Godfrey,*** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Unit Number U-3, on the Plan of Lake Land in Davidson County, Tennessee, being Lot No. 22, Section Two, PRIEST LAKE PARK, of record in Plat Book 4175, Page 56-58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Ann Hall by Deed from Joseph C. Duncan, II and wife, Sherri G. Duncan and Lonnie E. Romine and wife, janice D. Romine, dated June 17, 1999 of record in Book 11533, Page 729, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to easements, restrictions, covenants, encumbrances and ordinances as they affect the premises.

This is improved property known as: 3733 Edgewater Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day November, 2012.

BILL GARRETT, Davidson County
Trans:T20120091194 DEEDWARR
Recvd: 11/30/12 10:23 2 pgs
Fees:13.00 Taxes:419.95
20121130-0109899

Elizabeth Ann Hall

Elizabeth Ann Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ellzabeth Ann Hall,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 26th day of November, 2012.

Notary Public

My Commission Expires: 5-6-13

