WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130012861 DEEDWARR
Recvd: 02/14/13 14:59 2 pgs
Fees: 13.00 Taxes: 492.10
20130214-0015304

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Dukeshier	Acopia, LLC	136-130-A-26 CO
(NAME)	(NAME)	
1201 Waverunner Court	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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, Sonya Cliff, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill Dukeshier, 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. 26 on the Plan of Watersview of record in Instrument No. 20010515-0050286, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sonya Cliff, unmarried, by deed of record in Instrument Number 20101210-0098432 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Watersview of record in Instrument No. 20010515-0050286, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 200001227-0125998 and 20010726-0079539, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1201 Waverunner Court, Nashville, TN 37217

(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 my hand this 13th day of February, 2013.

Sonya Cliff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonya Cliff, 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 and official seal at Franklin, Tennessee this 13th day of February, 2013.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public