BILL GARRETT, Davidson County
Trans:T20130044042 DEEDWARR
Recvd: 05/28/13 09:41 2 pgs
Fees:13.00 Taxes:738.15

20130528-0053284

Return to:

#1056

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Karen Nash James	Acopia, LLC Ste. 100	Map: 173O-90-A-
9101 Otter Lane	306 Northcreek Blvd.	Parcel 546.00CO
Nashville, TN 37211	Goodlettsville, TN 37072	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Monica Lisa Lahn, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Karen Nash James, unmarried,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 481, on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monica Lisa Lahn, an unmarried woman by warranty deed dated December 12, 2006 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20061214-0154337, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. 2013 Taxes, a lien not yet due and payable and assumed by Grantee.
2. Restrictions in Master Deed of record in Instrument No. 20020315-0032825 and in 20060321-0032382. Amended in Instrument No. 20080326-0030449, said Register's Office.
3. Easements and Agreement for record in Instrument No. 20020315-0032826, 2006032-0032383, 20010918-0100849, 20010918-0100851 and in 20041229-0154223, said Register's Office.
4. Charter of record in Instrument No. 20020412-0045831, said Register's Office.
5. All matters appearing of record in Plat Instrument No. 20051028-0130418, said Register's Office.

This is improved property commonly known as **9101 Otter Lane, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $199,500.00.

Affiant

Subscribed and sworn to before me this
22nd day of May, 2013

Notary public:
My commission expires: 01/13-2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of May, 2013.

Monica Lisa Lahn

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Monica Lisa Lahn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **22nd** day of **May, 2013.**

Notary Public
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY