BILL GARRETT, Davidson County
Trans:T20130064316 DEEDWARR
Recvd: 07/29/13 09:24 2 pgs
Fees:13.00 Taxes:480.63

20130729-0078289

KEVIN C CARFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 129,900.00

Ana Rosa Galvan
Affiant

Subscribed and sworn to before me, this 17th day of July, 2013.

Notary Public

My commission expires: 5-22-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL MORRILL	**ACOPIA, LLC**	**052080A32000CO**
608 SANDY SPRING TRAIL	**306 NORTHCREEK BLVD, 100**	
MADISON, TN 37115	**GOODLETTSVILLE, TN 37072**	

FOR AND IN 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 ACKNOWLEDGE, WE,

ARMANDO GALVAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL MORRILL, AN UNMARRIED MAN

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 Number 111 on the Plan of Heron Walk Section Five, Phase Two of record in Plat Book 9700, page 92, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Armando Galvan , Unmarried, by Cash Deed for Tennessee from between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 05/08/2012 recorded on 05/15/2012 in Instrument No. 20120515-0041812 said Register's Office for said County.

Also being the same property conveyed to The Secretary of Housing and Urban Development by Quitclaim Deed from Betty F. Earps, dated 04/21/2012 recorded on 04/27/2012 in Instrument No. 20120427-0036084 said Register's Office for said County.

Also being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Angela Boyd as Co-Trustee, dated 02/07/2012 recorded on 03/05/2012 in Instrument No. 20120305-0019285 said Register's Office for said County.

Also being the same property conveyed to Kenneth D. Curry and wife, Wilma J. Curry by Warranty Deed from Allen Earps, dated 02/22/2000 recorded on 03/14/2000 in Instrument No. 200003140026123 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

A.6

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 608 SANDY SPRING TRAIL, MADISON, TN 37115.

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 in 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/our hand(s) this 17th day of July, 2013.

Armando Galvan
ARMANDO GALVAN

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ARMANDO GALVAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2013.

Kevin C Carfrey
Notary Public

My Commission Expires: 5-22-17

