Warranty Deed

BILL GARRETT, Davidson County Trans:T20130064367 DEEDWARR Recvd: 07/29/13 09:53 2 pgs Fees:13.00 Taxes:1054.13 20130729-0078334	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $284,900.00. Affiant Subscribed and sworn to before me, this the 19th day of July, 2013. Notary Public My commission expires: 8/23/14

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katie L. Anderson	Acopia, LLC	
1126 Ardee Avenue	306 Northcreek Blvd, 100	061-15-0-108.00
Nashville, TN 37216	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN J. CRAVER AND WIFE, CATHERINE E. CRAVER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE L. ANDERSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 of Block "B" on the Plan of Sunnymeade of record in Plat Book 974, Page 56 and 57, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Steven J. Craver and Catherine E. Craver by Deed from Gay Hurst of record at Instrument No. 20130124-0007891, Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 24, 2013.

Being the same property previously conveyed to Gay Hurst by Quitclaim Deed from Gay Hurst, Thomas Ellis and Joyce Lynn Bridges a/k/a Joyce Lynn Garton, heirs of Evelyn Smiley Ellis, deceased, of record as Instrument No. 20071219-0145802, in the Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 19, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1126 Ardee Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2013.

Steven J. Craver by Catherine E. Craver as Attorney in Fact
Steven J. Craver by Catherine E. Craver
as Attorney in Fact

Catherine E. Craver
Catherine E. Craver

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine E. Craver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19th day of July, 2013, before me personally appeared Catherine E. Craver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven J. Craver as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Steven J. Craver.

Witness my hand and seal this 19th day of July, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY