BILL GARRETT, Davidson County
Trans:T20130076920 DEEDWARR
Recvd: 09/05/13 11:05 2 pgs
Fees:13.00 Taxes:1520.70

20130905-0093760

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$411,000.00.** WM L. Hinds III Affiant Subscribed and sworn to before me, this the 30th day of August, 2013. Notary Public My Commission Expires: (AFFIX SEAL) HOUSTON TOWERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, PC
2927 Berry Hill Drive, Nashville, TN 37204 3426

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan M. Richards **Grace A. Richards**	Accopia LLC	**Map 116-04-0 Parcel 015-00**
166 Woodmont Blvd.	306 Northcreek Blvd-#100	
Nashville, TN 37205	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Lyle Hinds, III and Jennifer L. Hinds

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

Ryan M. Richards and Grace A. Richards, husband and wife

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 the southerly half of lot No. 106 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William Lyle Hinds, III and Jennifer L. Hinds, by Deed from Don G. Walker, unmarried, dated May 27, 2003, of record in Instrument No. 20030603-0074996, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 421, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3932, Page 923, Register's Office for Davidson County, Tennessee and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **166 Woodmont Blvd., Nashville, TN 37205**

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 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/our hand(s) this 30th day of **August, 2013.**

William Lyle Hinds, III

Jennifer L. Hinds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Lyle Hinds, III and Jennifer L. Hinds,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of **August, 2013.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: