BILL GARRETT, Davidson County
Trans:T20130096661 DEEDWARR
Recvd: 11/13/13 10:54 2 pgs
Fees:13.00 Taxes:869.50
20131113-0117186

State of Tennessee
County of ~~Williamson~~ Sumner TN

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2013.

Notary Public

My commission expires: 8/23/16
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paulo Artajos	Acopia, LLC	**128-12-0A-196.00 CO**
320 Old Hickory Blvd., Apt 3016	300 Northcreek Blvd, 100	
Nashville, TN 37221	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 ACKNOWLEDGED, WE,

Alda M. Perry, unmarried

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

Paulo Fodra Artajos and Kimberly Artajos, 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 Unit No. 3016, Building No. 22, on the Plan of Section 22, Phase DI, on the Plan of Eagle Ridge at The Reserve, LLC, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record as Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 48, to the Master Deed, of record as Instrument No. 20040716-0084976, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made to the Plat of Eagle Ridge at The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to NANCY K. BELCHER, by deed from CHRIS LAMBOS, JR., A SINGLE MAN, of record as Instrument No. 20110303-0016953, dated March 1, 2011, said Register's Office. Then being further conveyed to ALDA M. PERRY, by Quitclaim Deed from NANCY K. BELCHER, of record as Instrument No. 20120604-0048530, dated May 31, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **320 Old Hickory Blvd., #3016, Nashville, TN 37221**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 October, 2013.

Alda M. Perry

Alda M. Perry

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ~~Williamson~~ IRON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alda M. Perry, unmarried**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **October, 2013.**

Elizabeth A Dalton

Notary Public

My Commission Expires: 9/28/2016

ELIZABETH A DALTON
Notary Public, Notary Seal
State of Missouri
Iron County
Commission # 12645990
My Commission Expires September 28, 2016