WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005037 DEEDWARR
Recvd: 01/22/14 15:31 2 pgs
Fees:13.00 Taxes:449.55
20140122-0006188

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Brian Boles	Acopia, LLC d/b/a Accurate Mortgage	Parcel ID:
112 Academy Square	306 Northcreek Blvd., Ste 100	093110A11200CO
Nashville, TN 37210	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

Frances Angela Ellis, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Brian Boles and wife, Katharina Johanna Nowotny-Boles
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 No. 112 on the Plan of Academy Square of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Frances Angela Ellis, unmarried, by deed from Haury & Smith Contractor's, Inc. of record in Book 6254, Page 165, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6117, Page 681 amended in Book 6222, Page 873; Book 9520, Page 748; Instrument 20101216-0100149; Book 6117, Page 700 amended in Instrument 20070601-0065419; 20080130-0009636; 20090324-0026484; 20090409-0032557; 20100315-0019427;and 20101216-0100150, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 614, said Register's Office; (3) Utility Easement of record in Book 6222, Page 873, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 112 Academy Square, Nashville, TN 37210

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 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 hand this 20th day of January, 2014.

Frances Angela Ellis

Frances Angela Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Angela Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.