THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140026200 DEEDWARR
Recvd: 04/17/14 13:44 2 pgs
Fees:13.00 Taxes:292.30
20140417-0032364

Return To:
Four Star Titl
2508 N. Mt. J
Mt. Juliet, TN
#14-6

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bill Gallaher	Acopia, LLC	MAP & PARCEL
107 Westfield Drive	306 Northcreek Blvd., Ste 100	128-13-0-A-107.00CO
Nashville, TN 37221	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dionne S. Holcombe and James Norman Holcombe, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bill Gallaher, 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 a certain condominium apartment in Davidson County, Tennessee, being Unit 107 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Plat Book 6250, page 590, and the first revision thereof of record in Plat Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982 and Book 7271, page 256, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly D. Holcombe, a single person by Warranty Deed from Lisa R. Randolph, a single person, of record in Instrument No. 20000310-0025068, Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 10, 2000. The said Kimberly D. Holcombe having since died, January 5, 2014 and the property then vested in Dionne S. Holcombe and James Norman Holcombe, Sr. pursuant to the Laws of Intestate succession as enhanced by the Affadavits of Heirship recorded in Instrument No. 20140403-0027904 and Instrument No. 20140417-0032362 and Instrument No. 20140417-0032363, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **107 Westfield Drive, 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 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 our hands this the 15th day of April, 2014.

James Norm Holcombe, Sr.

Dionne S. Holcombe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Norm Holcombe, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that ~~she~~ he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2014.

My Commission expires: 10/16/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dionne S. Holcombe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2014.

My Commission expires: 10/16/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY