WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030255 DEEDWARR
Recvd: 05/02/14 11:08 2 pgs
Fees:13.00 Taxes:863.95

20140502-0037317

B-KW-14-819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herbert J. Williams	**Acopia, LLC**	
(NAME)	(NAME)	
819 Rose Park Drive	**306 Northcreek Blvd**	**84-5-52.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JULIE M. CURTIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HERBERT J. WILLIAMS, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 27, ROSE ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Julie M. Justice, unmarried and Lisa Boguskie, unmarried, as Joint Tenants with rights of survivorship to Julie M. Justice, unmarried as recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014752; Quit Claim Deed from Julie M. Justice, unmarried to Julie M. Justice, unmarried and Lisa Boguskie, unmarried, as Joint Tenants with rights of survivorship as recorded on the 31st day of March, 2003 in Instrument No. 20030331-0042053 and Warranty Deed from Lewis E. Tygret and Sharon Tygret to Julie M. Justice, unmarried as recorded on the 1st day of April, 1999 in Deed Book 11412, Page 806, in the Register's Office of Davidson County, Tennessee. Said Julie M. Justice having since married is known as Julie M. Curtis. Her spouse, Knox Curtis joins in this conveyance to convey any and all marital rights in and to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSE ESTATES, SECTION ONE, as recorded in Plat Book 3600, Page(s) 37 and Plat Amendments recorded in Plat Book 3805, Page 360 and Book 3862, Page 92, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 Rose Park Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF APRIL, 2014.

Julie M. Curtis

Knox Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOT CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212