WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073354 DEEDWARR
Recvd: 09/30/14 11:39 2 pgs
Fees:13.00 Taxes:2109.00

20140930-0090002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY

Notary Public

MY COMMISSION EXPIRES 04/06/2015 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC, 58 Music Sq[illegible], Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan Kaegi and Elizabeth Key Kaegi	Acopia, LLC	130-04-0 013.00
(NAME) 4307 Esteswood Drive	(NAME) 306 Northcreek Blvd, 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, THOMAS A. HIGGINS AND WIFE, GERALDINE C. HIGGINS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYAN KAEGI AND ELIZABETH KEY KAEGI, HUSBNAD 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:

Being Lot No. 15 on the Map of Esteswood Estates, of record in Book 1835, Page 101, Register's Office for Davidson County, Tennessee and described according to a survey made by Z. J. Wilkinson, Surveyor, April 1950 as follows:

Beginning on the Westerly margin of Esteswood Lane 300 feet North of the Northeast corner of the property conveyed to Milton R. Bracey and wife, by Deed from Highland Land Company of record in Book 1908, Page 275, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 15 & 16; thence with the line between said two lots Westwardly 252.8 feet; thence North 2 degrees 35 minutes East 150 feet to the corner of Lots Nos. 14 & 15; thence with the line between said two lots Eastwardly 253.1 feet to the Westerly margin of Esteswood Lane; thence with same Southwardly 150 feet to the beginning.

Being the same property conveyed to Thomas A. Higgins and wife, Geraldine C. Higgins by Warranty Deed from William Ridley Wills, II and wife, Irene Jackson Wills, recorded on the 31st day of March, 1967 in Book 4116, Page 466, in the Register's Office of Davidson County, Tennessee.

This is:						
Improved	property, known as	4307 Esteswood Drive		Nashville, TN 37215		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 8th day of Sept., 2014.

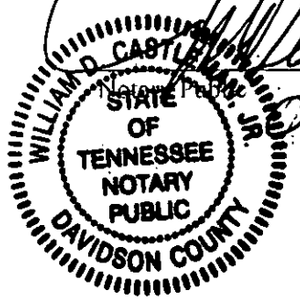
Thomas A. Higgins
Thomas A. Higgins

Geraldine C. Higgins
Geraldine C. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas A. Higgins and wife Geraldine C. Higgins, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of Sept., 2014.



07/06/2015