BILL GARRETT, Davidson County
Trans:T20140082594 DEEDWARR
Recvd: 11/03/14 10:16 2 pgs
Fees:12.00 Taxes:1109.63
20141103-0101095

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1467

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jonathan T. Gatlin<br>Elizabeth J. Gatlin<br>1015 2nd Avenue South<br>Nashville, TN 37210 | Acopia, LLC<br>306 Northcreek Blvd, Suite 100<br>Goodlettsville, TN 37072 | 93-15-307.00 |

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2014.

Notary Public

My Commission Expires: 8/18/18
(Affix Seal)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **ASM Partners, LLC, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jonathan T. Gatlin and Elizabeth J. Gatlin, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land located in Davidson County, State of Tennessee, more particularly described as follows:

Being part of Lot No. 6 on the Plan of Paul's Elysian Grove of record in Book 1, Page 135, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove plan of Lots of record in Book 1, Page 134, of the Chancery Court of Nashville, Tennessee.

Said part of Lot No. 6 fronts 32 feet on the westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to ASM Partners, LLC by Warranty Deed from Mid-State Lenders, Inc., dated December 27, 2013, recorded January 27, 2014, of record in Instrument No. 20140127-0007153, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Mid-State Lenders, Inc. by Substitute Trustee's Deed, dated December 18, 2013, recorded December 23, 2013, of record in Instrument No. 20131223-0129494, said Register's Office, and further, being the same property conveyed to Frank L. Beasley and wife, Gwendolyn Y. Beasley by Quitclaim Deed dated March 8, 2005, recorded March 16, 2005, of record in Instrument No. 20050316-0028894, as Re-Recorded in Instrument No. 20050720-0084420, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1015 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 20145, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **October, 2014.**

**GRANTOR(S)**

ASM Partners, LLC

By: Christopher M. Corriveau, Authorized Signor

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, of the state and county mentioned, personally appeared **Christopher M. Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Authorized Signor** of **ASM Partners, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that such **Christopher M. Corriveau**, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **Authorized Signor**.

Witness my hand and official seal on this the **29th** day of **October, 2014.**

Notary Public
My Commission Expires:

JESSICA LASALLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016