BILL GARRETT, Davidson County
Trans:T20150055176 DEEDWARR
Recvd: 07/08/15 13:58 2 pgs
Fees:13.00 Taxes:1076.70
20150708-0066285

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15435FA

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Michealle S. Vanderpool
1216 Wedgewood Ave.
Nashville, TN 37212

MAP: 132-01-0

PARCEL: 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mark Warner, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michealle S. Vanderpool, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **4102 Rockdale Avenue, Nashville, TN 37204**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 6, of Block 14, on the map of College Park, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 140.27 feet on the easterly side of Rockdale Avenue, and extends back 110.54 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 124 feet.

BEING the same property conveyed to Mark Warner, an unmarried man, by Warranty Deed from Medca Ventures, LLC, dated 12/15/06 and recorded 12/28/06 in Instrument No. 20061228-0159744, and as re-recorded on 1/22/07 in Instrument No. 20070122-0008130, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of July, 2015.

GRANTOR(S):

MARK WARNER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mark Warner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of July, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$291,000.00**.

AFFIANT

SWORN TO and subscribed before me this 6th day of July, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____