WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150056591 DEEDWARR
Recvd: 07/13/15 14:02 2 pgs
Fees: 13.00 Taxes: 555.00

20150713-0068031

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JoAnn A. Rankin	Acopia, LLC	060-07-0-114.01
(NAME)	(NAME)	
2609 Tiffany Drive	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela Denise Sloan as Executrix for the Estate of Fern Elouise Reighter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JoAnn A. Rankin,** 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 a tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described as follows: BEGINNING at a point in the southerly right of way line of Stanwyck Drive, said point being the northwesterly corner of property conveyed to George S. Williams by Quitclaim Deed of record in Book 9880, Page 60, said Register's Office, and being the northeasterly corner of the herein described tract; THENCE, leaving said right of way line with the westerly line of said Williams property S 5 deg. 09 min. 15 sec. W, 213.87 feet to an iron rod; THENCE, leaving said westerly line with the northerly line of lots 49 and 51 on the plan of Hillhurst Acres, Section 3, as of record in Plan Book 2331, Page 86, said Register's Office, N 83 deg. 12 min. 00 sec, W, 97.53 feet to a concrete monument; THENCE, leaving said northerly line with the easterly line of Lot 9 on the plan of Hillhurst Acres, Section One, as of record in Plan Book 2331, Page 51, said Register's Office, N 5 deg. 09 min. 15 sec. E, 209.97 feet to a concrete monument; THENCE, leaving said easterly line with the southerly right of way line of Stanwyck Drive S 85 deg. 29 min. 20 sec. E, 97.50 feet to a railroad spike and the point of beginning, containing 20,660 square feet or 0.474 acre, more or less.

BEING the same property conveyed to Fern E. Reighter, a single person, by Warranty Deed from Sharon L. Seigenthaler, a single person, dated 6/27/97 and recorded 7/2/97 in Book 10513, Page 988, Register's Office for Davidson County, Tennessee. The said Fern E. Reighter (aka Fern Elouise Reighter, died testate on March 19, 2015, and pursuant to her Last Will and Testament, Order Admitting Will to Probate and Letters Testamentary filed 4/16/15 as Docket No. 15P579 in the Circuit Court of Davidson County, Tennessee (Probate Division), Angela Denise Sloan was appointed as Executor.

unimproved ☐

This is improved ☑ property, known as 3102 Stanwyck Drive, Nashville, TN 37207
(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 my/our hands this 30th day of June, 2015.

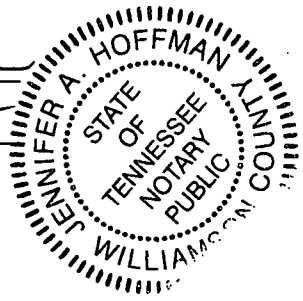
Angela Denise Sloan as Executrix for the Estate of Fern Elouise Reighter

State of Tennessee
County of Sumner

Personally appeared before me Angela Denise Sloan as Executrix for the Estate of Fern Elouise Reighter, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public Janet Adams
My Commission Expires: 7-26-15



File No.: 150684