WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072005 DEEDWARR
Recvd: 08/25/15 12:47 3 pgs
Fees:18.00 Taxes:789.03
20150825-0085878

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mitchel Peper and Katherine Ott	Acopia, LLC	126-15A-29-CO
(NAME) 7840 Farmington Place	(NAME) 306 Northcreek Blvd 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151264

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Elvira Daisy Anderson , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mitchell Peper, Unmarried Man and Katherine Ott, Unmarried Woman, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 29, on the plan of Boone Trace at Biltmore, Phase One, a Planned Unit Development, which is of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Elvira Daisy Anderson by Warranty Deed from Constance M. Kjellgren, dated September 29, 2006, of record in Instrument 200610090125461, Register's Office for Davidson County, Tennessee. The said Elvira Daisy Anderson conveyed her interest in said land to Ruth Alexandria Mayercik by Quitclaim Deed dated September 29, 2006, recorded October 9, 2006, of record in Instrument 200610090125463, Register's Office for Davidson County, Tennessee. The said Ruth Alexandria Mayercik conveyed her interest in said land to Ruth Alexandria Mayercik and Elvira Daisy Anderson by Quitclaim Deed dated August 23, 2007, recorded September 18, 2007, of record in Instrument 200709180111452, Register's Office for Davidson County, Tennessee. The said Ruth Alexandria Mayercik conveyed her interest in said land to Elvira Daisy Anderson by Quitclaim Deed dated June 30, 2008, recorded July 28, 2008, of record in Instrument 200807280076654, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20010717-0075902, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7840 Farmington Place, Nashville, TN 37221
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of July, 2015

Elvira Daisy Anderson

STATE OF California)
County OF_____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elvira Daisy Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of July, 2015.

_____
Notary Public
My Commission Expires:

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Yolo }

On July 28, 2015 before me, Deborah Planet Notary Public,

Date (here insert name and title of the officer)

personally appeared Elvira Daisy Andersen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBORAH PLANET
Commission # 2041844
Notary Public - California
Sacramento County
My Comm. Expires Oct 14, 2017

Signature: _____ (Seal)

Deborah Planet OPTIONAL _____

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____