Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2795

# WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

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

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Harriett Evelyn Gomez | Acopia, LLC | 108-16-0-255.00 |
| (NAME) 414 Woodsman Court ~~4316 Baton Rouge Drive~~ | (NAME) 306 Northcreek Boulevard, Suite 100 | |
| (ADDRESS) Nashville 37214 ~~Hermitage~~, TN ~~37076~~ | (ADDRESS) Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 12/29/15 08:35 3 pgs
Fees:18.00 Taxes:499.50
**20151229-0130298**

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael H. Leach and wife, Amber L. Leach**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harriett Evelyn Gomez and Andrew Gomez, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 95A on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 and 97, Percy Priest Woods, Section IV, as of record in Plat Book 6250, Page 717, also shown as part of Lot 95 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael H. Leach and wife, Amber L. Leach by Warranty Deed dated 11/03/2005 from Brenda G. Durham, unmarried of record in Instrument 200511080135292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 6250, Page 357, Book 6250, Page 717, Book 6250, Page 993; 2. Restrictive Covenants of record in Book 5984, Page 865; 3. Amended Restrictive Covenants of record in Book 6020, Page 270, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 414 Woodsman Court, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 28th day of December, 2015.

Michael H. Leach

Amber L. Leach

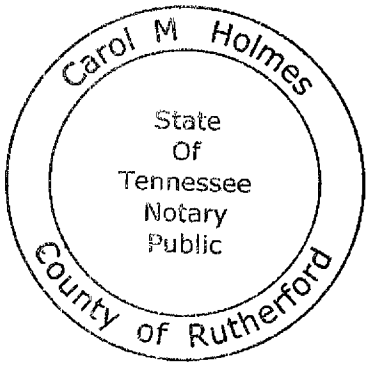
State of Tennessee
County of Rutherford

Personally appeared before me Michael H. Leach and Amber L. Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2015.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

**RETURN TO:**
**Memorial Title, LLC**
**2630 Memorial Blvd., Ste 203**
**Murfreesboro, TN 37129**



# True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

