BILL GARRETT, Davidson County
Trans:T20160015816 DEEDWARR
Recvd: 02/26/16 09:53 2 pgs
Fees:13.00 Taxes:802.90
20160226-0018339

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16047

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

New Owner is:
Jacob M. Girardin
817 Beth Drive
Nashville, TN 37206

MAP: 084-09-0

PARCEL: 010.00

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, **Zebbie Carney**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jacob M. Girardin and wife, Caitlin E. Girardin**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **805 Beth Drive, Nashville, TN 37206**

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

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of East Towne, Section One, of record in Book 3700, Page 147, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Zebbie Carney by Warranty Deed from William A. Jennings, Jr. and wife, Sandra D. Jennings, dated 2/15/05 and recorded 2/17/05 in Instrument Number 20050217-0018185, Register's Office for Davidson County, Tennessee.

Subject property having never been the marital residence of Grantor.

ZC
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, their 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 himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of February, 2016.

GRANTOR(S):

ZEBBIE CARNEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Zebbie Carney**, 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 23rd day of February, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$217,000.00**.

AFFIANT

SWORN TO and subscribed before me this 23rd day of February, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18