WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023283 DEEDWARR
Recvd: 03/22/16 12:15 2 pgs
Fees:13.00 Taxes:407.00
20160322-0027086

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/18/19

(AFFIX SEAL)

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Easter	Acopia, LLC	09401010100
(NAME)	(NAME)	
1121 Granada Avenue, #1	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jennifer K. Foster**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Easter**, unmarried, 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:

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

Land in Davidson County, Tennessee, being Lot No. 119, on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included but excluded is the following property conveyed to Metropolitan Government of Nashville and Davidson County, being more particularly described as follows:

Beginning at the Southeast corner of property, shown on Tax Map 094-01, as Parcel 101.00, said point being on the Present Westerly R-O-W of South 14th Street, 15.88 feet left of Sta. 21+09.22 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning.

Thence; leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 10.00 feet to a point;

Thence; leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 09 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence; with the parcels Northern line South 83 degrees 31 minutes 47 seconds East a distance of 10.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-O-W of South 14th Street;

Thence; with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 09 seconds West, a distance of 49.93 feet to the point of beginning.

Being the same property conveyed to Donna R. Sigler, unmarried, by deed from Edward F.Mitchel, Jr. and Jean Mitchel McMillen, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr., dated April 13, 2000, recorded April 18, 2000, of record in Instrument No. 200004180038741, Register's Office for Davidson County, Tennessee. and further conveyed to Jennifer K. Foster by Warranty Deed dated August 1, 2006 from Donna R. Sigler, unmarried, filed for record on August 7, 2006 in Instrument No. 20060807-0096927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 610 South 14th Street, Nashville, TN 37206
(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 our hands this 14th day of March, 2016.

Jennifer K. Foster

State of Tennessee

County of Davidson

On this 14 day of March, 2016, before me, a Notary public in and for said County and State, personally appeared Jennifer K. Foster, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019