WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160024701 DEEDWARR
Recvd: 03/28/16 13:49 3 pgs
Fees: 18.00 Taxes: 1250.23
20160328-0028874

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-25-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine M. Thompson	Acopia LLC	071-15-0-538.00
(NAME)	(NAME)	
1327 B Meridian St.	306 Northcreek Blvd Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Duke & Duke, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine M. Thompson,** an 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 14; Restrictions of record in Book 1025, page 51; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1327 B Meridian St., 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 23rd day of March, 2016.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Duke & Duke, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 22406

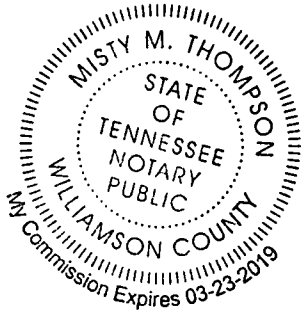


EXHIBIT "A"
LEGAL DESCRIPTION

The following described tract of land in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No. 397 on the Plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to V. J. George and wife, Georgia Lee George, by Warranty Deed from The Salvation Army, Inc., dated February 11, 1949, of record in Book 1684, page 19, Register's Office for Davidson County, Tennessee. V. J. George died, whereupon Georgia Lee George became the sole owner of the above property as the surviving tenant. Georgia Lee George died testate on January 4, 2010, and by her Last Will and Testament (probated as Cause No. 10P-342, Seventh Circuit Court for Davidson County, Tennessee), she devised said property equally to Kenneth Wayne George and Vanas Carl George. Kenneth Wayne George is now deceased, and by his Last Will and Testament (probated as Cause No. 11P-1855, Seventh Circuit Court for Davidson County, Tennessee) devised his interest in said property equally to Tracey Leigh Autry and Thomas Kenneth George. Also being a portion of the property conveyed to Vanas Carl George, Thomas Kenneth George and Tracey Autry by Quitclaim Deed from Peggy D. Mathes, Administrator of the Estate of Georgia Lee George, dated April 9, 2012, of record in Instrument No. 20120424-0035149, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Tracey Autry and Thomas Kenneth George by Quitclaim Deed from Vanas Carl George, dated November 20, 2012, of record in Instrument No. 20121128-0109345, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Duke & Duke, LLC, by Warranty Deed from Tracey Autry and Thomas Kenneth George, dated July 31, 2015, of record in Instrument No. 20150811-0080057, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Quitclaim Deed for Separation of Tax Parcel, from Duke & Duke, LLC, a Tennessee limited liability company, dated August 6, 2015, of record in Instrument No. 20150811-0080059, Register's Office for Davidson County, Tennessee.