Return To: 16-0262
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057528 DEEDWARR
Recvd: 07/06/16 12:44 2 pgs
Fees:13.00 Taxes:777.00
20160706-0069162

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL) KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Adam Timothy Thron	Acopia, LLC	148 10 0 115.00
(NAME)	(NAME)	
3908 Keeley Drive	306 Northcreek BLVD Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **W. Allan Gonce, Craig Stevens, and Judy Gonce-Chilton, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Timothy Thron, Meghan Thron, husband and wife, Steven McPherson, and Wendy McPherson, husband and wife, all as tenants in common with right of survivorship** 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, Tennessee, described as follows, to wit:

Being Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Blanchard Heights, having been recorded at said Register's Office for Davidson County, Tennessee, at Plat Book 2663, page 63 (erroneously stated in previous deeds as Instrument No. 20090716-066747)

Said Lot No. 109 fronts a total of 134.54 feet on the easterly margin of Keeley Drive and runs back 257.15 feet on the north lot line and runs back 188.09 feet on the south lot line to a broken line in the rear which measures a total of 161.83 feet thereon.

Being the same property conveyed to W. Allan Gonce, a single man, Craig Stevens, a single man and Judy Gonce-Chilton, a married woman as her sole and separate estate by Warranty Deed from Joan Mader, filed for record 08/03/2009, in Instrument No. 20090803-0072372, Register's Office for Davidson County, Tennessee and further conveyed to Craig Stevens, unmarried by Quitclaim Deed from W. Allan Gonce and Judy Gonce-Chilton, filed for record 03/16/2010 in Instrument No. 20100316-0019606, Register's Office for Davidson County, Tennessee and further conveyed to W. Allan Gonce, Craig Stevens, and Judy Gonce-Chilton, joint tenancy with right of survivorship by Quitclaim Deed from Craig Stevens, filed for record 03/24/2010 in Instrument No. 20100324-0022073, 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 3908 Keeley Drive, Nashville, TN 37211
(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 24th day of June, 2016.

W. Allan Gonce

Craig Stevens

Judy Gonce-Chilton

State of Tennessee

County of Davidson

On this 24th day of June, 2016, before me, a Notary public in and for said County and State, personally appeared W. Allan Gonce, Craig Stevens and Judy Gonce-Chilton, 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

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2016

My Commission Expires: 5/6/2016