Davidson County DEEDWARR
Recvd: 08/01/16 13:23 3 pgs
Fees:18.00 Taxes:582.75
20160801-0079091

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

File: P16-8251-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lori Gaw 311 28th Street Old Hickory, TN 37138	Acopia, LLC 306 Northcreek Blvd, 100 Goodlettsville, TN 37072	053-08-0-090.00

FOR AND IN 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, **WILLIAM A BRADEN AND AMY E BRADEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORI GAW, 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:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 16 on Map of Dabbs & Elliott's Subdivision of Old Hickory, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Braden and Amy E. Braden, husband and wife, by Warranty Deed from Travis Oakley, a married man, dated April 9, 2013, and of record in Instrument No. 20130416-0037535, Register's Office for Davidson County, Tennessee.

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 (X) property, known as: **311 28th St, Old Hickory, TN 37138**

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.

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16-2155B

Witnessed this the 15th day of July, 2016.

William A Braden

Amy E Braden

STATE OF TN

COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, the within named **William A Braden and Amy E Braden** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2016.

My Commission Expires 02/23/19

Notary Public

CYNTHIA M. ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 23, 2019

STATE OF TN

COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, the within named **Amy E Braden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2016.

My Commission Expires 02/23/2019

Notary Public

CYNTHIA M. ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 23, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 157,500.00.

Affiant

Subscribed and sworn before me on this the 15th day of July, 2016.

My Commission expires 02/23/19

Notary Public

CYNTHIA M. ROGERS NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 23, 2019 SEAL

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COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

