WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077222 DEEDWARR
Recvd: 09/02/16 11:37 2 pgs
Fees:13.00 Taxes:962.00
20160902-0092588

16-0353

B-BR-16-1023-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP (PARCEL) NUMBER (S)
Amber Rinck	Acopia LLC	
(NAME)	(NAME)	**072-10-0-100.00**
1023 Delmas Avenue	306 Northcreek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3630	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY TAYLOR, MARRIED AND PEGGY ILER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER RINCK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 6 and the westerly part of Lot No. 5 on the Map of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 5 and 6 front 75 2/3 feet on the northerly side of Delmas Avenue and run back 191 feet to a dead line and measure 75 1/3 feet on said dead line.

Being the same property conveyed to Glyn O. Taylor and wife, Bonnie Taylor by Warranty deed from W.B. Deadrick and wife, Pearl Deadrick of record in Book 2960, page 25, Register's Office for Davidson County, Tennessee, dated and recorded on September 11, 1959. Glyn O. Taylor having since died on 2/25/1997 and Bonnie Taylor having since died on 1/29/2016.

Being the same property conveyed to Bobby Taylor and Peggy Iler by Executor's Quitclaim deed from Estate of Bonnie Pearl Taylor of record in Instrument No. 20160502-0042453 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 2, 2016. Shirley Taylor, spouse of Bobby Taylor and James Iler, spouse of Peggy Iler join in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4357, Page 477, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, Page 7, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1023 Delmas Avenue , Nashville, Tennessee 37216-3630**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10th DAY OF AUGUST, 2016.

Peggy Iler

Peggy Iler

James Iler

Bobby Taylor by Peggy Iler, Attorney in Fact

Bobby Taylor by Peggy Iler
Attorney in Fact

Shirley Taylor by Peggy Iler, Attorney in Fact

Shirley Taylor by Peggy Iler
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ~~4th~~ 10th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ~~4th~~ 10th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY ILER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BOBBY TAYLOR and SHIRLEY TAYLOR and who acknowledged he/she/they executed the same as the free act and deed of the said BOBBY TAYLOR and SHIRLEY TAYLOR.

Witness my hand and official seal, this the ~~4th~~ 10th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212