**NEW OWNER:**
**MARK A. CORBITT**
**929 HAMMACK DRIVE**
**NASHVILLE, TN 37214**

**SEND TAX BILLS TO:**
**ACOPIA, LLC**
**306 NORTHCREEK BLVD., SUITE 100**
**GOODLETTSVILLE, TN 37072**

**Map & Parcel**
**108160232.00**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 16-1348**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160082791 DEEDWARR
Recvd: 09/21/16 10:10 3 pgs
Fees:18.00 Taxes:490.25
20160921-0099329

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars ($132,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL G. BOLTON and TAMMY G. BOLTON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK A. CORBITT and AMY S. CORBITT, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 164-A, Zone Division of Lots 164 Thru 171 on the Plan of Percy Priest Woods, Section Four, as shown on the plat of the same of record in Plat Book 6250, Page 901, also shown as a part of Lot No. 164 on the Final Plat of Percy Priest Woods, Section Four, of record in Plat Book 6250, Pages 356 and 357, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DANIEL G. BOLTON and TAMMY G. BOLTON, husband and wife, with rights of survivorship by Quitclaim Deed from Tammy G. Bolton, formerly known as Tammy L. Gunn, unmarried, dated October 2, 2007, and of record in Instrument No. 20071016-0122697, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Tammy L. Gunn by Warranty Deed from Joseph K. Webb and wife, Laura A. Webb, dated May 26, 1999, and of record in Book 11509, Page 636, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **300 WOODWIND COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 901, and in Plat Book 6250, Pages 356 and 357, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 20th day of September, 2016.

DANIEL G. BOLTON

TAMMY G. BOLTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DANIEL G. BOLTON and TAMMY G. BOLTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2016.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

My commission expires: _____

**********

The actual consideration or value, whichever is greater, for this transfer is **$132,500.00.**

AFFIANT

Sworn to and subscribed to before me this 20th day of September, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018