BILL GARRETT, Davidson County
Trans:T20160093025 DEEDWARR
Recvd: 10/21/16 09:17 2 pgs
Fees:13.00 Taxes:832.50
20161021-0111258

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$225,000.00~~.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2016.

Notary Public

My commission expires: 5-8-18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANNA AGEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily M. Ellis	**Acopia, LLC**	**133-01-0-028.00**
3106 Harlin Drive	**306 Northcreek Blvd., Ste 100**	
Nashville, TN 37211	**Goodlettsville, TN 37072**	

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, I,

Thomas C. Coursey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily M. Ellis, 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(s) 30-A, as shown on the map entitled Plan of Resubdivision of Lots No. 30 of the H. G. McNabb Subdivision, of record in Plat Book 5190, page 391, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLYN WOOD, MARRIED, by deed from WILMA JAYNE COLLINS, MARRIED, of record in Instrument No. 20160706-0068949, dated July 5, 2016, said Register's Office. Being further conveyed to THOMAS C. COURSEY, by Quitclaim Deed from CAROLYN WOOD, of record in Instrument No. 20160829-0090142, dated August 25, 2016, said Register's Office.

Under penalty of perjury, Grantor(s) hereby swears and affirms that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3106 Harlin Drive, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 20th day of October, 2016.

Thomas C. Coursey

Lorelle S. Coursey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas C. Coursey and Lorelle S. Coursey**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **October, 2016.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY