Davidson County DEEDWARR
Recvd: 02/13/17 12:19 3 pgs
Fees:18.00 Taxes:1664.63
20170213-0014799

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Corbin B. Clinage and Tiffany Clinage, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Connell, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Property situated in Davidson County, TN: Unit 1504A, Arthur Street Condominiums, as established in Master Deed of record in Instrument No. 20090924-0089001, as amended in Instrument No. 20140925-0088383, in the Register's Office of Davidson County, Tennessee, which has the effect of creating a Horizontal Property Regime with Private Elements, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Corbin B. Clinage, unmarried, by deed from Christopher Zimmer, unmarried, dated September 30, 2014, of record in Instrument No. 20141002-0091330, Register's Office for Davidson County, Tennessee. Corbin B. Clinage is now married to Tiffany Clinage. Tiffany Clinage joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1506 Arthur Avenue, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of February, 2017.

Corbin B. Clinage

Tiffany Clinage by Corbin B. Clinage Her Attorney-in-Fact
Tiffany Clinage by Corbin B. Clinage
Her Attorney-in-fact

State of Tennessee)
County of Davidson)

On this 10th day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Corbin B. Clinage, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

On this the 10th day of February, 2017, before me personally appeared Corbin B. Clinage, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tiffany Clinage, acknowledged that such person executed the same as the free act and deed of Tiffany Clinage.

Notary Public

My commission expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 449,900.00.**

Affiant

Sworn and subscribed before me on this the 10th day of February, 2017.

Notary Public

My Commission Expires: 12/10/2019

DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael Connell 1506 Arthur Avenue Nashville, TN 37208	Acopia, LLC 306 Northcreek Blvd, Ste 100 Goodlettsville, TN 37072	081-12G-001.00

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY