WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014926 DEEDWARR
Recvd: 02/21/17 09:19 2 pgs
Fees:13.00 Taxes:869.50
20170221-0016970

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $235,000.00.

Affiant

Subscribed and sworn to before me this 16 day of February, 2017.

Notary Public
My Commission expires: 11-3-2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Henderson	Acopia, LLC	083-01-0-113.00
1007 Sharpe Avenue	306 Northcreek Blvd. Suite 100	
Nashville, TN 37206	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyne A. Marshall, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Henderson, an unmarried man, and Anna Lewis, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 on the plan of Jones and Bradford Subdivision, of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts fifty feet on the northerly side of Sharpe Avenue and runs back between parallel lines one hundred fifty four and one-half feet to an alley.

Being the same property conveyed to Kyne A. Marshall, from U.S. Bank National Association, as Trustee RASC 2007KS3, by deed on May 29, 2012, of record in Instrument Number 20120620-0054001, Register's Office for Davidson County, Tennessee. And by Final Decree of Divorce in the case styled Karen A. Marshall vs. Kyne Marshall, No. 14D-582 filed on August 27, 2014 in the Circuit Court of Davidson County, Tennessee, a copy of which was recorded on September 30, 2014, as Instrument Number 20140930-0090016, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 142, Register's Office Davidson County, Tennessee.

This is improved property known as: **1007 Sharpe Ave, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 16, 2017.

Kyne A. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyne A. Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 16, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY