BILL GARRETT, Davidson County
Trans:T20170026326 DEEDWARR
Recvd: 03/29/17 10:27 2 pgs
Fees:13.00 Taxes:862.10
20170329-0030409

292

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaKeisha Nichole Nunn (NAME)	Acopia, LLC (NAME)	15003028400
3928 Hillshire Drive (ADDRESS)	306 Northcrest Blvd (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ste. 100 Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy A. Golden, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LaKeisha Nichole Nunn, an 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 No. 595 on the Plan of Kensington of Priest Lake, Section 2 of record in Plat Book 6250, pages 592 and 593, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William H. Golden and wife, Tammy A. Golden, by deed of record in Instrument No. 20040730-0091161, Register's Office for Davidson County, Tennessee. William H. Golden having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3928 Hillshire Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 28th day of March, 2017.

Tammy A. Golden

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Tammy A. Golden, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2017.

Notary Public
My Commission Expires:

KRYSTIN I. RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

File No.: 11898