BILL GARRETT, Davidson County
Trans: T20170038752 DEEDWARR
Recvd: 05/08/17 09:27 2 pgs
Fees: 13.00 Taxes: 2138.98

20170508-0045221

WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,102.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Errin E. Gulati	Acopia, LLC	105 10 0 335.00
(NAME)	(NAME)	
2010 White Ave.	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Seventy-Eight Thousand One Hundred Two And No/100 Dollars ($578,102.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David R. Densmore, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Errin E. Gulati, an unmarried woman**, hereinafter called the Grantee, her 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 the South 10 feet of Lot 2 and the North 30 feet of Lot 3, Block 17, on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for said County. Said parts of said Lots adjoin and front together 40 feet on the East margin of White Avenue and extend back 167 1/2 feet between parallel lines to a line in the rear measuring 40 feet thereon.

Being the same property conveyed to David R. Densmore by Warranty Deed from Matt Mulder and Samantha Mulder dated February 28, 2014 and recorded March 7, 2014 as Instrument No. 201403070019295, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2010 White Ave., Nashville, TN 37204

File Number: FRN-171959SSO

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this the 26 day of April, 2017

David R. Densmore

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David R. Densmore, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of April, 2017.

Rachael A. McBride
Notary Public

My Commission Expires:

(SEAL)

RACHAEL A. MCBRIDE
MY COMMISSION # FF 053264
EXPIRES: September 22, 2017
Bonded Thru Notary Public Underwriters

File Number: FRN-171959SSO