BILL GARRETT, Davidson County
Trans:T20170046977 DEEDWARR
Recvd: 06/02/17 13:04 2 pgs
Fees:13.00 Taxes:1517.00
20170602-0055225

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacy Amond Woodard Melissa Anne Woodard	Acopia, LLC	
1008 Curdwood Boulevard	306 Northcreek Blvd. Ste 100	061-11-0-174.00
Nashville, TN 37216-2404	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCIS G. KOVAC, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACY AMOND WOODARD AND MELISSA ANNE WOODARD,** Husband & Wife, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 West 1/2 of Lot No. 9 on the Plan of Map of George Burrus' Subdivision, of Lot 81, of the Maplewood Home Tract of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet 1 inch on the Southerly side of Maplewood Boulevard, now called Curdwood Boulevard and runs back between lines 231 feet on the Westerly line and 233.35 feet on the Easterly line to the Northerly margin of McIver Street and shows 50 feet thereon.

Being the same property conveyed to Francis G. Kovac, an unmarried man by Warranty deed from Kudzu Real Estate, Inc., a Tennessee Corporation of record in Instrument No. 20110805-0060245 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 05, 2011.

Being the same property conveyed to Francis G. Kovac, an unmarried man and William H. Yeary, an unmarried man as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Francis G. Kovac, an unmarried man of record in Instrument No. 20120713-0061649 Register's Office for Davidson County, Tennessee, dated May 13, 2012 and recorded on July 13, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1008 Curdwood Boulevard, Nashville, TN 37216-2404.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2017.

Francis G. Kovac

William H. Yeary, spouse of Francis G. Kovac, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

William H. Yeary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Francis G. Kovac and William H. Yeary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

My Commission Expires: