BILL GARRETT, Davidson County
Trans:T20170069153 DEEDWARR
Recvd: 08/10/17 09:43 2 pgs
Fees:13.00 Taxes:580.90

20170810-0081893

WARRANTY DEED

2017-832

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of August, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Duke 3501 Trail Hollow Lane, Unit A Nashville, TN 37189	ACOPIA, LLC 306 Northcreek Boulevard Suite 100 Goodlettsville TN 37072	050.00-0-003.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gulf Front Investments, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Duke**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3501 Trail Hollow Lane, Unit A Town of Whites Creek, Davidson County, State of Tennessee, said premises being further described as follows:

Property located on the East Side of Trail Hollow Lane and North of Brick Church Lane, West of Interstate 24 in Whites Creek, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of Parcel 3.00 on Davidson County Property Map 50 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated September 26, 2016, and known as Job No. 16123, as follows:

BEGINNING at an iron pin set at the intersection of the northerly right-of-way of Brick Church Lane and the easterly right-of-way of Trail Hollow Lane, at the Southwest corner of the herein-described tract. Said pin being located 275' in a westerly direction, as measured along the northerly right-of-way of Brick Church Lane, from a concrete highway monument in the westerly right-of-way of Interstate 24. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Brick Church Lane, with the easterly right-of-way of Trail Hollow Lane, N 06°12'00 E â€" 209.03' to a point; Thence leaving the right-of-way of Trail Hollow Lane, N 27°27'59" E â€" 81.81' to a point; Thence S 84°21'48" E 70.28' to a point; Thence S 06°10'02" W â€" 285.81' to an existing iron pin in the Northerly right-of-way of Brick Church Lane; Thence with said right-of-way, N 83°53'03" W â€" 100.11' to the POINT OF BEGINNING, containing 20,422 S.F. or 0.47 Acres.

Being a portion of the same property conveyed to Gulf Front Investment, LLC from Ronnie C. Dismang and Elizabeth Elaine Dismang by Warranty Deed dated October 5, 2016 and recorded October 6, 2016 in Instrument Number 201610060105729, Register's Office for Davidson County, Tennessee. Further conveyed February 18, 2004 in Instrument Number 20040218-0018746, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 3501 Trail Hollow Lane, Unit A, Whites Creek, TN 37189.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 4th day of August, 2017

Gulf Front Investments, LLC,
By: Robert England, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Robert England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Gulf Front Investments, LLC, the within named bargainor, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Gulf Front Investments, LLC, as Member.

Witness my hand and seal this 4th day of August, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

