WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170070181 DEEDWARR
Recvd: 08/14/17 10:35 2 pgs
Fees:13.00 Taxes:738.15
20170814-0083029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August, 2017

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 059
Gretchen Leah Reed	Acopia LLC	GROUP 11 0
719 Rowan Drive	1321 Murfreesbor Pike Ste 200	PARCEL 018.00
Nashville, Tennessee 37207	Nashville, Tennessee 37217	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gretchen Leah Reed, 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. 287 ON THE PLAN OF HAYNES MANOR, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 287 FRONTS 68 FEET ALONG THE SOUTHEASTERLY SIDE OF ROWAN DRIVE AND RUNS BACK 140.4 FEET ON THE NORTHEASTERLY SIDE AND 139.2 FEET ON THE SOUTHWESTERLY SIDE TO A LINE AT THE REAR MEASURING 76.82 FEET THEREON.

Being the same property conveyed to JUSTIN ROGERS, a married man by deed from ERIC SOX, a married man, and GEORGE BRANDT, a married man, of record in Instrument No 20170410-0034816, Register's Office for said County, dated April 6, 2017, and Recorded on April 10, 2017

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **719 Rowan Drive, Nashville, Tennessee 37207**.

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.

WITNESS my hand and official seal at office this 11th day of August, 2017.

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027