#12385

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170075619 DEEDWARR
Recvd: 08/30/17 09:59 2 pgs
Fees:13.00 Taxes:1043.40
20170830-0089077

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179267

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Mindy Eckl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2017.

La Trece McAdoo
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Harmon 7343 Althorp Way Nashville, TN 37211	Same address as new owner Acopia, LLC 300 Northcreek Blvd. Suite 100 Goodlettsville, TN 37072	173 09 0A 039.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Two Thousand and 00/100 Dollars ($282,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIC S. CHILDRESS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SARAH E. HARMON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No.37 a/k/a Lot 37 on the plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric S. Childress, unmarried, by Warranty Deed from NVR, Inc. T/A Ryan Homes, dated 2/21/2003, recorded 2/26/2003, of record in Instrument #20030226-0025545, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7343 Althorp Way, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of August, 2017.

Eric S Childress by Samuel Parker Attorney in fact.

ERIC S. CHILDRESS BY SAMUEL PARKER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Samuel Parker, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Eric S. Childress and acknowledged that he executed the same as the free act and deed of the said Eric S. Childress.

WITNESS my hand and seal, this the 21st day of August, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-20-2021