Bill Garrett Davidson County
Batch# 44069 DEEDWARR
01/03/2018 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20180103-0001058

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $302,500.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Owen G.S. Fogarty	**ACOPIA, LLC**	**14711002400**
614 Whispeing Hills Drive	**306 Northcreek Blvd. Ste 100**	
Nashville, TN 37211	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Anthony A. DeSoto and wife, Michelle Ann DeSoto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Owen G.S. Fogarty, unmarried man

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. 58 on the Map of Parkview Estates, Section One, as shown of record in Plat Book 3300, page 87, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony A. DeSoto and wife, Michelle Ann DeSoto, by Warranty Deed from Karen P. Groves and Stephen W. Pillow, as joint tenants with rights of survivorship, dated May 16, 2006, of record in Instrument No. 20060518-0058294, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 3300, page 87, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 3465, page 623, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 614 Whispeing Hills Drive, Nashville, TN 37211.

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 in 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.

Anthony A. DeSoto Date: 12/29/17
Anthony A. DeSoto

Michelle Ann DeSoto Date: 12/29/17
Michelle Ann DeSoto

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Anthony A. DeSoto and Michelle Ann DeSoto, the within named Grantor(s), with whom I am personally acquainted (or 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 29 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 10-7-19

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

