Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 103302 DEEDWARR
06/12/2018 10:21:22 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20180612-0056239

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$186,000.00**

Carol A. Gipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 OF JUNE, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELANEY URBAN	Acopia, LLC	**135-12-0E-232.00-CO**
(NAME) **2464 NASHBORO BLVD.**	(NAME) 306 Northcreek Blvd #100	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS) Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I CAROL A. GIPP, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELANEY URBAN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 232, on the Plan of Phase Two, Nashboro Village Tract #21, of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro- Point, 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 Carol A. Gipp, unmarried, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by deed dated May 11, 2006, of record in Instrument No. 20060512-0055950, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4660, Page 159, amended in Instrument No. 20050222-0018814; Charter of record in Book 11703, Page 518; By-laws of record in Book 11703, Page 560 and Instrument No. 20031118-0168332; Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 4827, Page 14, Instrument No. 20010322-0027768, and Instrument No. 20031118-0168332; Easements of record in Book 4254, Page 410, Book 4460, Page 149-151, Book 4868, Page 74, Book 4815, Page 425, Book 8870, Page 887, Book 8870, Page 932, Book 4815, Page 425, Book 10110, Page 854, and Book 4868, Page 74, Instrument No. 20001012-0101575, Instrument No. 20010314-0024179, and Instrument No. 20020815-0098780; Memorandum of Lease of record in Book 10690, Page 327; Agreements of record in Instrument No. 20020507-0056329, Open Space of record in Instrument No. 20001010-0100360; Restrictive Covenants of record in Book 1059, page 102 and Book 260, page 311; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2464 NASHBORO BLVD., NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 this 11 day of June, 2018.

Carol A. Gipp

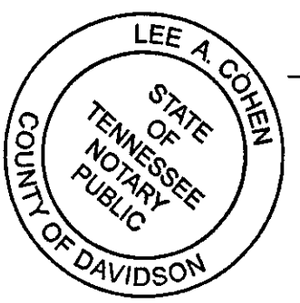
CAROL A. GIPP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol A. Gipp,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of June, 2018.

My commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public