WARRANTY DEED

Karen Johnson Davidson County
Batch# 201625 DEEDWARR
03/04/2019 11:46:56 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190304-0019513

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$289,900.00.**

Affiant

Subscribed and sworn to before me this 01 day of March, 2019

Notary Public
My Commission expires: 6/2 (Affix Seal)

K NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel Sulbaran	Acopia LLC	06213009300
2403 Claypool Street	306 Northcreek Boulevard Suite 100	
Nashville, TN 37216	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Katherine Van Grinsven and husband, Jason Boase**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Sulbaran, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land being located in Davidson County, Tennessee, being the westerly parts of Lot Nos. 17 and 18 on the Plan of Geo. I. Waddey's Subdivision of the W.N. Morgan 18.25 acre tract, as of record in Book 843, Page 101, described together according to a survey made by T.R. Sanford, April 8, 1958, as follows:

Beginning at the northerly margin of Claypool Street, at the corner of Lots 16 and 17; thence with the line between Lots 16, 17, 15 and 18, northwardly 200 feet to the southeast corner of Lot No. 14; thence with the line between Lot Nos. 18 and 19, eastwardly 80 feet to an iron pin; thence southeastwardly 189.4 feet to an iron pin in the northerly margin of said Claypool Street; thence with the same, westwardly 115 feet to the beginning.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4192, Page 126, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2403 Claypool Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The signature of Jason Boase is signed by his or her duly appointed Attorney-in-fact Katherine Van Grinsven pursuant to the Power of Attorney recorded in Book 20190304 page 0019512 Register's Office for Sumner County, Tennessee.

4410

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 our hands this February 28, 2019.

Katherine Van Grinsven

Jason Boase by Katherine Van Grinsven as Attorney in fact
Jason Boase by Katherine Van Grinsven as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katherine Van Grinsven** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2019

Notary Public

My commission expires 9/20/2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Katherine Van Grinsven** , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for **Jason Boase**, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jason Boase**, the bargainor(s), by the said **Katherine Van Grinsven** as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 9/20/2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY