WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 272667 DEEDWARR
08/16/2019 10:29:39 AM 2 pgs
Fees: $13.00 Taxes: $1,137.75

20190816-0082131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Jo Gaskill and Djenanway Lennea Se-Gahon	Acopia, LLC	
(NAME) 128 Hart Lane	(NAME) 306 Northcreek Blvd., Suite 100	60-12 115
(ADDRESS) Nashville, TN 37207	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ANGELA PETERSEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH JO GASKILL, AN UNMARRIED WOMAN, AND DJENANWAY LENNEA SE-GAHON, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 the northwesterly part of Lot No. 15 and the northeasterly part of Lot 16 on the Plan of Joywood Heights, Section 3, not of record, and further described according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at a point south 83 deg. 30' east 122 feet from the southeast terminus of Hart Avenue; thence southwardly 380 feet, more or less, to a point 200 feet north of the northerly margin of Capitol View Avenue; thence eastwardly and parallel with said Avenue 60.3 feet, more or less, to the southwest corner of the property conveyed to Charlie B. McCaw by deed from T. W. Street and wife of record in Book (Blank as per deed), page (Blank as per deed), Register's Office for said County; thence with the westerly line of said McCaw property, northwardly 379.5 feet; thence north 83 deg. 30' west 60.2 feet to the beginning.

Being the same property conveyed to Angela Petersen by deed from Music City Holdings, LLC, of record in Instrument No. 20190304-0019228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 128 Hart Lane, Nashville, TN 37207
(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, 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 this 15 day of August, 2019

Angela Petersen

ANGELA PETERSEN

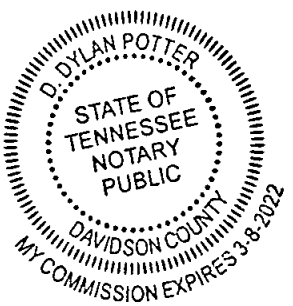
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Petersen, 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 this 15th day of August, 2019.

Commission expires:



Notary Public