WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079303 DEEDWARR
Recvd: 12/15/11 09:41 2 pgs
Fees:13.00 Taxes:499.50
20111215-0097556

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

GIB VANDERHEYDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Carol Carr	Acopia LLC	053060B15200CO
(NAME)	(NAME)	
2269 Riverway Drive	306 North Creek Blvd Suite 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James H. Nevans, single**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer Carol Carr, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 216 on the plan of Waterford Phase 4B of record in Plat Book 7900, Page 770, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James H. Nevans, single by Deed from HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, dated 09/07/2011 and filed for record on 09/20/2011 in Instrument 201109200072647, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Page 770, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7463, Page 294, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216, said Register's Office.
Restated and Amended Restrictions of record in Book 8699, Page 462, amended in Book 9432, Page 988, said Register's Office.
By-Laws of record in Book 8715, Page 583, said Register's Office. Said By-Laws were amended of record in Instrument 20090309002051S, said Register's Office.
Charter of record in Book 8711, Page 701, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 9752, Page 82, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2269 Riverway Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of December, 2011.

James H. Nevans

State of Tennessee
County of Wilson

Personally appeared before me James H. Nevans, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122