BILL GARRETT, Davidson County
Trans:T20130105062 DEEDWARR
Recvd: 12/17/13 14:06 2 pgs
Fees:13.00 Taxes:703.00

20131217-0127483

WARRANTY DEED

BR13-0512

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Beachy	Acopia LLC (NAME)	
512 Landmark Ct. (ADDRESS)	306 Northcreek Blvd #100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	147-11C-006.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MERIDIAN CONSTRUCTION COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER BEACHY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 6 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being a portion of the same property conveyed to Meridian Construction Company, LLC by Deed from Lipscomb University, Trustee F/K/A David Lipscomb University, Trustee, of record in Instrument No. 20070713-0083861, Register's Office for Davidson County, Tennessee, dated July 10, 2007 and recorded on July 13, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2663, page 66 and 67, Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, Instrument No. 20110930-0075886, Instrument No. 20080220-0016618, Book 6846, Page 591, Instrument No. 20071109-0132241, Instrument No. 20071109-0132228, Instrument No. 20100219-0013000, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 512 Landmark Ct., Nashville, Tennessee 37211
(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 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 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/our hand(s) this 13th day of December, 2013.

Meridian Construction Company, LLC

BY: _____ registered agent

STATE OF Tennessee
COUNTY OF Cheatham

On this the 13th day of December 2013, before me personally appeared , Amy Teeters to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Registered Agent of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that she as such Registered Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of December, 2013.

_____
Notary Public

My Commission Expires: 9/21/2015

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959