Davidson County DEEDWARR
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Fees:18.00 Taxes:1215.45
20140523-0044944

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030411**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $328,500.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Jeffrey Clemens 109 Stoneway Close Nashville, TN 37209	Send Tax Bills To: Acopia LLC 306 Northcreek Blvd ~~Ste 100~~ Goodlettsville TN 37072	Tax Information: Tax Parcel ID No. 103050A00900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven David Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Clemens, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 85, Unit 5720-A, HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT OF STONEWAY CLOSE, as shown on plat of record in Plat Book 7900, Page 199, amended the Plan of Hillwood Park recorded in Plat Book 3300, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven David Nelson, unmarried by Deed from Landmark Homes of Tennessee, Inc., recorded on the 4th day of December, 1995 in Deed Book 9876, Page 991, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT OF STONEWAY CLOSE, as recorded in Plat Book Book 7900, Page(s) Page 199, amended in Plat Book 3300, Page 28.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7746, Page 265, amended in Book 8218, Page 539 and Book 8306, Page 577.

Charter of Stoneway Close Homeowners' Association recorded in Book 7886, Page 569.

This is improved property located at 109 Stoneway Close Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2014.

Steven David Nelson by DZ attorney in fact

Steven David Nelson
by David Zeisler as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Zeisler**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Steven David Nelson**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

