WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040294 DEEDWARR
Recvd: 06/09/14 10:09 2 pgs
Fees:13.00 Taxes:421.80
20140609-0049783

G-ZR-14-1814

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Affiant

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura K. Meador	**Acopia, LLC**	
(NAME)	(NAME)	
1814 Lincoya Bay Dr	**306 Northcreek Blvd, Suite 100**	**109-05-0-D-111.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **KERRY D. MYRICK, UNMARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA K. MEADOR, AN UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Unit No. 1814 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development located on Lincoya Bay Drive, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions and ByLaws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description and identification of said Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kerry D. Myrick, unmarried by deed from Tasha M. Wright and Deondria M. Matlock, both unmarried of record in Instrument No. 20071203-0139671 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 3, 2007. (Value of consideration shown in aforementioned deed $125,900.00.) Being also known as 1814 Lincoya Bay Dr Nashville, TN 37214.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- All matters shown on Exhibit "C" of the First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument 200410280129585, Register' s Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200406280076712, supplemented in Instrument 200410280129585 and Instrument 200509230114373, Register's Office for Davidson County, Tennessee.
- Charter for Cottages at Williams Bend Townhouse Corp. of record in Instrument No. 200603140028980, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas to Williams Bend Townhouse Corp. of record in Instrument 200612290161140, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument 200003310032269 and Instrument 200212040149457, Register's Office for Davidson County, Tennessee.
- Subject to restriction as set out in Deed of record in Instrument 200212040149456, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 Lincoya Bay Dr, Nashville, Tennessee 37214**.

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 the 2nd DAY OF JUNE, 2014.

Kerry D. Myrick

Kerry D. Myrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRY D. MYRICK, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
615-773-0520