BILL GARRETT, Davidson County
Trans:T20140062456 DEEDWARR
Recvd: 08/22/14 14:07 3 pgs
Fees:18.00 Taxes:1084.10

20140822-0076864

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morris Miller	Acopia, LLC	173090A21500CO
(NAME) 7756 Porter House Drive	(NAME) 306 Northcreek Blvd. Suite 100;	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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, we, **John W. Gray III, unmarried, and Alice A. Gray, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Morris Miller, an unmarried man**, 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. 161, on the plan of Phase "B", Lenox Village, as of record as Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alice A. Gray, an unmarried woman and John W. Gray, III, an unmarried man, as joint tenants with right of survivorship by Warranty Deed dated 05/10/2005 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200505120053932, Register's Office for Davidson County, Tennessee.

This conveyance is subject (1) All matters as set forth per plat of record in Instrument 200310240157237, (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as amended of record in Instrument 200212260158458, Instrument 200312120178492, Instrument 200405260062220, Instrument 200501130005133, Instrument 200503240032209, Instrument 200508150096405, Instrument 200601200007914, Instrument 200602210020352, Instrument 200603090027423, Instrument 200603210032383, Instrument 200603210032382, Instrument 200701030001284, Instrument 200708300104306, Instrument 200803260030439, (3) Master Deed Restrictions of record in Instrument 200203150032825, as amended of record in Instrument 200212260158459, Instrument 200405260062221, Instrument 200601200007913, Instrument 200603210032382, Instrument 200803260030449, (4) Stormwater Detention Agreement of record in Book 7361, Page 230, Instrument 200204080042676, Instrument 200206280078164, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7985, Page

449, (6) All matters set out in document including but not limited to an Easement of record in Instrument 200101030000902, (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200111290130322, and (8) Grant of Easement of record in Instrument 201306260065783 and Instrument 201309160097049, 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 7756 Porter House Drive, Nashville, TN 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/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 our hands this 15th day of August, 2014.

John W. Gray, III

State of North Carolina
County of Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Gray III and Alice A. Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2014.

Notary Public
My Commission Expires: 2/27/16



Alice A. Gray

State of Ohio
County of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Gray III and Alice A. Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2014.

Frederick Odame

Notary Public
My Commission Expires:

FREDERICK ODAME, NOTARY PUBLIC
COMM. EXP. DECEMBER 12, 2015
STATE OF OHIO

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067