File No.

SPECIAL 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 $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF September, 2014

Notary Public

MY COMMISSION EXPIRES: May 16, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Stewart Title Company
121 First Avenue South
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/15/14 11:25 4 pgs
Fees:23.00 Taxes:869.50
20140915-0084215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia M. Wood	ACOPIA LLC	171030A22800CO
(NAME) 317 Sterling Park Terrace	(NAME) 306 Northcreek Blvd., Ste 100	
(ADDRESS) Franklin, TN 37069	(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia M. Wood and husband Terry E. Wood & Nathan Brown and TRacy Brown, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND 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 Unit No. 35, on the plan of Revision One, Phase Two, Section Five "Carriage Homes of Fredericksburg", Townhomes of Fredericksburg, as shown on Plat of record in Plat Book 9700, page 578, revised by Instrument No. 200008040077800 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. by Warranty Deed from FELICIA JOHNSON, A SINGLE PERSON, dated June 25, 2014 **and of record bearing Instrument No.** 20140915-0084214 **, Register's Office for DAVIDSON County, Tennessee.**

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 107 CARRIAGE COURT, BRENTWOOD, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 2nd day of July, 2014.

N. P. Dodge, Jr.
N. P. DODGE, JR., TRUSTEE

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N. P. DODGE, JR., as Trustee.

Witness my hand and seal, at office in Omaha, this 2nd day of July, 2014

Natasha R. Goslar
Notary Public

My Commission Expires: 4-9-2018

GENERAL NOTARY - State of Nebraska
NATASHA R. GOSLAR
My Comm. Exp. April 9, 2018

File Number:

RETURN TO:

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-2018

Schedule "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Standard Exceptions:

    a. Rights or claims of parties in possession not shown by the public records.

    b. Easements, or claims of easements, not shown by the public records.

    c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

    d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

    e. Restrictions upon the use of the premises not appearing in the chain of title to the land.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. All matters as set forth per Plat Book 7900, Page 509, Plat Book 9700, Page 578, and Instrument 200008040077800, said Register's Office.

5. Restrictions of record in Book 7798, Page 843, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, said Register's Office.

7. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10774, Page 945, said Register's Office.

8. By-Laws of record in Book 8920, Page 45, as amended in Book 10694, Page 539, said Register's Office.

9. By-Laws of record in Book 10126, Page 486, as amended in Book 10275, Page 959, said Register's Office.

10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 7358, Page 643, said Register's Office.

11. All matters set out in document including but not limited to an Easement of record in Book 7851, Page 712, said Register's Office.

12. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269 and Book 9607, Page 431, said Register's Office.

13. Dedication of Site Drainage Easement of record in Book 10012, Page 756, said Register's Office.

14. Grant of Easement of record in Instrument 201310210109635, said Register's Office.

15. Charter of Fredericksburg Homeowners Association Inc. of record in Book 8920, Page 40, said Register's Office.

16. Charter of Townhomes of Fredericksburg Homeowners Inc. of record in Book 10126, Page 430, said Register's Office.

17. Charter of Carriage Homes of Fredericksburg Homeowners Association of record in Book 10774, Page 938, said Register's Office.

18. County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

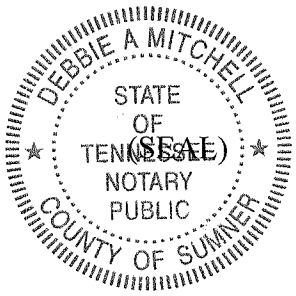
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017