WARRANTY DEED

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

M.F. Nark
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/23/2017

(AFFIX SEAL)

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Wyatt Martin	Acopia, LLC	098090A01800CO
(NAME)	(NAME)	
317 Ketch Cove	306 Northcreek Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Georganne Ligon McCray, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark Wyatt Martin and Karen Nicholl Martin, Husband and Wife**, 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 all of Lot No. 117, on the plan of Lake Shore, Phase 1, Section , of record in Plat Book 6900, Page 684, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Georganne Ligon McCray, an unmarried woman by Warranty Deed dated 07/30/2004 from John C. Mires, a single man of record in Instrument 200408040093344, Register's Office for Davidson County, Tennessee. Said Deed was re-recorded in Instrument 200408270103744, said Register's Office.

All matters as set forth per Plat Book 6900, Page 683 and Plat Book 6900, Page 684, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669, said Register's Office.

Charter of the Homeowner's Association of record in Book 7892, Page 464 and Book 8709, Page 424, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 8697, Page 123, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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.

BILL GARRETT, Davidson County
Trans: T20140073690 DEEDWARR
Recvd: 10/01/14 09:12 2 pgs
Fees: 13.00 Taxes: 924.63

20141001-0090421

unimproved ☐

This is improved ☑ property, known as 317 Ketch Cove, Hermitage, TN 37076

(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 my hand this 15th day of August, 2014.

Georganne Ligon McCray

State of Tennessee
County of Wilson

Personally appeared before me Georganne Ligon McCray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122