WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016591 DEEDWARR
Recvd: 03/06/15 15:59 2 pgs
Fees:13.00 Taxes:828.55
20150306-0019626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,932.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~July 31, 2015~~

(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Colon, Jr and Elizabeth Colon, husband and wife	Acopia, LLC	163-02-0B-097.00
(NAME) 701 Frodo Lane	(NAME) 306 Northcreek Blvd. Ste. 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Berkley Hall, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Colon, Jr and Elizabeth Colon, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 47 on the Final Plat of "Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D.", of record in Instrument Number 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Berkley Hall, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument Number 20081103-0109170, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase Two, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D.", of record in Instrument Number 20070621-0074238, in the Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165, as supplemented in Instrument Number 20070509-0055919 and Instrument Number 20140509-0055919, Register's Office for Davidson County, Tennessee. Conveyance of Common Area in Instrument Number 20090623-0058289, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 701 Frodo Lane, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of February, 2015.

Berkley Hall, LLC, a Tennessee Limited Liability Company

By: Terry DeSelms
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry DeSelms with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Berkley Hall, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of February, 2015.

Commission expires: July 31, 2015

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Tahira J. Pyszka
Notary Public