WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150034385 DEEDWARR
Recvd: 05/05/15 11:17 2 pgs
Fees: 13.00 Taxes: 673.40
20150505-0040741

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1157B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher D. Locker	Acopia, LLC	173-09-0A-447.00-CO
8664 Gauphin Place	306 Northcreek Blve, Ste 100	
Nashville, TN 37211	Goodlettsville, TN 37072	

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,

SHAWN R. SIMUNIC AND ANDREW J. SIMUNIC, WIFE AND HUSBAND AND KENNETH R. MANNERS AND PAULA J. MANNERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER D. LOCKER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 386 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn R. Simunic and Andrew J. Simunic wife and husband and Kenneth R. Manners and Paula J. Manners, husband and wife by Warranty deed from Jonathan D. Schneck and Lindsay W. Schneck of record in Instrument No. 20120712-0061175 Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 12, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Instrument No. Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050112-0004530, Register's Office of 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 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Instrument No. 20050617-0069532, Register's Office of Davidson County, Tennessee.

QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100850 and Instrument No. 20011106-0121932, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20050415-0042052, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 8664 Gauphin Place, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of April, 2015.

Shawn R. Simunic

Andrew J. Simunic

Kenneth R. Manners

Paula J. Manners

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHAWN R. SIMUNIC AND ANDREW J. SIMUNIC, AND KENNETH R. MANNERS AND PAULA J. MANNERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

File #: 15-1157B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County