WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037519 DEEDWARR
Recvd: 05/14/15 11:12 2 pgs
Fees:13.00 Taxes:381.10
20150514-0044386

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2015.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16
(AFFIX SEAL)

O-KW-15-5170-177

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn Stafford	Acopia, LLC	
(NAME) **5170 Hickory Hollow Pkwy, Unit 177**	(NAME) 306 Northcreek Blvd., Ste. 100	**163050B17800CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMANDA MITCHELL (FORMERLY AMANDA HENDRICK), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATELYN STAFFORD, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 143, on the Plan of Master Deed lot layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Amanda Hendrick, a single person by Warranty Deed from David B. Perry and Sara Perry, recorded on the 7th day of July, 2006 in Instrument No. 20060707-0082031, re-recorded at Instrument No. 20060724-0088994, in the Register's Office of Davidson County, Tennessee. The said Amanda Hendrick having since married and is now known as Amanda Mitchell.

NOTE: WILLIAM HARDING MITCHELL, JR. JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

Power of Attorney for William Harding Mitchell, Jr. simultaneaously recorded in Instrument Number 20150514-0044385.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the boundary plat recorded in Plat Book 9700, Page(s) 538, Register's Office for Davidson County.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10719, Page 425, Book 11167, Page 757, Book 11167, Page 759, Instrument Nos. 20031117-0167241, 20110208-0011084 and 20141231-0119109, Register's Office for Davidson County.
- Easement to Bell South, recorded in Book 11378, Page 991.
- Storm Water Detention Agreement recorded in Book 10506, Page 278.
- Deed of conveyance to Homeowners Association recorded in Book 11221, Page 249.
- Mill Park Homeowners Association Inc. Parking Rules recorded at Instrument No. 20080304-0021743.
- Mill Park Homeowners Association Inc. Rules and Regulations recorded at Instrument Nos. 20140717-0063137 and 20140902-0079467 - Termination recorded at Instrument No. 20150203-0009766.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy Unit 177, Antioch, Tennessee 37013**.

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 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 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/our hand(s) this the 12th DAY OF MAY, 2015.

Amanda n Mitchell

Amanda Mitchell
William Harding Mitchell Jr. by
Amanda n Mitchell Attorney in Fact
William Harding Mitchell, Jr. by Amanda Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM HARDING MITCHELL, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM HARDING MITCHELL, JR.

Witness my hand and official seal, this the 12th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064