WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055114 DEEDWARR
Recvd: 07/08/15 12:27 2 pgs
Fees:13.00 Taxes:1178.45
20150708-0066213

R-P-15-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Ian M. Lawson	**Acopia, LLC**	
(NAME)	(NAME)	
220 Springhaven Court	**306 Northcreek Blvd, Ste 100**	**126-16-0A-027.00-C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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 **IAN R. FRASER AND KRISTIN A. FRASER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IAN M. LAWSON AND EMMA LAWSON, HUSBAND AND WIFE,** 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 Lot No. 27 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Ian R. Fraser and Kristin A. Fraser, husband and wife by Warranty deed from Westview Homes, LLC of record in Instrument No. 20050512-0053956 Register's Office for Davidson County, Tennessee, dated May 06, 2005 and recorded on May 12, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record as Instrument Number 20011026-0117231, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502 , Register's Office for Davidson County, Tennessee.
- Charter in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA in Instrument No. 20020424-0050564 and Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Easements to Tennessee Electric Power Co in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
- Easements to Nashville , Chattanooga and St. Louis Railways in Book 513, page 396, Register's Office for Davidson County, Tennessee.
- Right of Way easements to Tennessee Valley Authority in Book 4205, page 194, Book 4226, page 715 and Book 4257, page 647, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.
- Landscape Agreement in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
- Public Utilities Easement in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
- Plan of record in Book 1, pages 25 & 121, Register's Office for Davidson County, Tennessee.
- Charter Right of Way for CSX Transportation Railroad.
- Restrictions of record as Instrument Number 20050512-0053956 in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Springhaven Court, Nashville, Tennessee 37221**.

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 6th DAY OF JULY, 2015.

I. R. Fraser

Ian R. Fraser

Kristin A. Fraser

Kristin A. Fraser

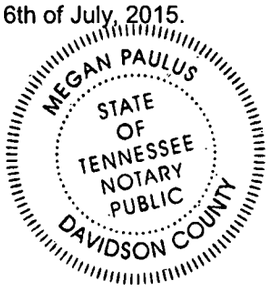
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN R. FRASER, 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 6th of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



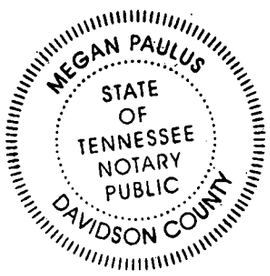
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN A. FRASER, 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 6th of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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