Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0337HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2015.

Notary Public
Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

BILL GARRETT, Davidson County
Trans:T20150058279 DEEDWARR
Recvd: 07/17/15 10:41 2 pgs
Fees:13.00 Taxes:571.65
20150717-0069987

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan Hirschhaut 347 Harbor Village Drive Madison, TN 37115	Acopia, LLC 306 Northcreek Blvd, Suite 100 Goodlettsville, TN 37072	034-07-0A-102.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Brenda Gardner, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Hirschhaut, unmarried woman

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:

BEING a townhome Unit with private elements situated in Davidson County, Tennessee, and further known as Lot No. 85 of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a horizontal property regime with private elements, of record in Instrument No. 20030611-0080857; as Amended in Instrument No. 20030723-0102986 and in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Town Home Property Line Exhibit of Harbor Village, Phase IV, Revision I, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

BEING the same property conveyed to Brenda Gardner, a single woman, by Warranty Deed from Newmark Homes, LP, dated 6/30/04 and recorded 7/7/04 in Instrument Number 20040707-0080715, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 347 Harbor Village Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2015.

Brenda Gardner

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of July, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY