Return To:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF July, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin T. Smith and Amanda Smith 120 Breakwater Bay Hermitage, TN 37076	**Acopia, LLC** **306 Northcreek Blvd., #100** **Goodlettsville, TN 37072**	098-13-0-A-094.00 CO

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, we,

Sandra C. Jay, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Austin Smith and wife, Amanda Smith

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. 94 on the Plan of Phase One, Section Six, New Hope Point, as of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra C. Jay, unmarried by Deed from Christopher W. Wilson and wife, Meredith S. Wilson dated August 28, 2009 of record in Instrument Number 20090831-0081651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10290, Page 1, Instrument #20000628-0064247, Book 11394, Page 73, Annex in Instrument #20000628-0064249, amended in Book 10330, Page 782, Bylaws in Instrument #20080623-0064598, Charter in Instrument 20000607-0056879, Dedication of Common Area in Instrument #20000607-0056880, Register's Office for Davidson County, Tennessee .
4) Property is subject to easement for sanitary sewers to Metro Government in Book 11030, Page 845, said Register's Office.
5) Property is subject to a Stormwater Detention Agreement of record in Book 11387, Page 925, said Register's Office.
6) Property is subject to an Ingress/Egress Easement of record in Book 3911, Page 875, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **120 Breakwater Bay, Hermitage, TN 37076**
(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(s) this 17th day of July, 2015.

Sandra C. Jay

BILL GARRETT, Davidson County
Trans:T20150059306 DEEDWARR
Recvd: 07/21/15 09:55 2 pgs
Fees:13.00 Taxes:950.53

20150721-0071237

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandra C. Jay, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076