WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Clark	Acopia, LLC	12002001000
(NAME)	(NAME)	
1308 Kermit Dr.	306 Northcreek Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donald E. Lewis, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean Clark, an unmarried man,** 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 Lot 173 on the map of Miro Meadows, of record in Book 1424, pages 94, 95, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald E. Lewis, by deed of record in Instrument No. 20080604-0056963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 1308 Kermit Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150079989 DEEDWARR
Recvd: 09/21/15 09:32 2 pgs
Fees:13.00 Taxes:373.70
20150921-0095467

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/our hands this 18th day of September, 2015.

Donald E. Lewis

Donald E. Lewis

State of Tennessee
County of ~~Williamson~~ Wilson

Personally appeared before me Donald E. Lewis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2015.

CRYSTAL T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: _____

File No.: 10010