WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

O-VRES-15-4700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Jonathan N. Redford and Lauren Redford	**Acopia, LLC**	
(NAME)	(NAME)	**06108009600**
4700 Lovewood Drive	**306 Northcreek Blvd., Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**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 **JOSHUA OWENS, UNMARRIED, AND CASSANDRA OWENS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN N. REDFORD AND LAUREN REDFORD, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being the Westerly part of Lot No. 43 on the Map of Section Three, McGaughey Heights, as of record in Book 1835, Page 120, Register's Office for said County, as revised as to the Easterly or rear line by instrument in Book 2104, Page 189, said Register's Office, and described as follows: Beginning on a point on the Easterly margin of Lovewood Drive, the common corner of this lot and of Lot 44 of McGaughey Heights, Section Two, as of record in Book 1835, Page 58, said Register's Office; thence with the line between said lots, Easterly 198 feet more or less to the rear line of said lots as established by said agreement of record in Book 2104, Page 189, Register's Office, being in the West line of Lot 5 of Camella Place Subdivision, not of record, as also established by said agreement; thence Southerly, along said agreed line, and along the Westerly line of said Camellia Place, 169.5 feet to the North line of Littonwood Drive; thence with the margin of said drive Westerly 196.4 feet more or less to the beginning of a curve; thence with said curve, Northwesterly 31.4 feet to a point in the Easterly margin of Lovewood Drive; thence with the margin of the same, Northerly 116.8 feet to the beginning.

Being the same property conveyed to Joshua Owens and Cassandra Owens, husband and wife by Warranty Deed from Johnny D. Hassell and wife, Michelle Earles-Hassell, recorded on the 26th day of August, 2009 in Instrument No. 20090826-0080177, in the Register's Office of Davidson County, Tennessee.

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 plat of SECTION THREE, MCGAUGHEY HEIGHTS, as recorded in Plat Book 1835, Page(s) 120 revised in Book 2104, Page 189, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure recorded at Instrument No. 20020528-0064056.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4700 Lovewood Drive, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans: T20150093908 DEEDWARR
Recvd: 11/04/15 09:18 2 pgs
Fees: 13.00 Taxes: 1025.83

20151104-0112263

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Joshua Owens

Cassandra Owens

Cassandra Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA OWENS, 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 30th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA OWENS, 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 30th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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