WARRANTY DEED

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

BILL GARRETT, Davidson County
Trans:T20150103670 DEEDWARR
Recvd: 12/08/15 12:32 2 pgs
Fees:13.00 Taxes:1665.00
20151208-0123531

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2015

Notary Public

My Commission Expires SEPT. 11, 2017

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aaron Kongsaysy and Nathaniel D. Hudson	Acopia, LLC	025110009.00
(NAME)	(NAME)	
201 Dora Drive	3006 Northcreek Blvd., #100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152401

For and 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, STANLEY R. MYERS AND WIFE, ELLEN J. MYERS**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **AARON KONGSAYSY, UNMARRIED AND NATHANIEL D. HUDSON, UNMARRIED**, 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. 30 on the Plan of Ranchwood Estates, Section Two, as of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stanley R. Myers and wife, Ellen J. Myers by Warranty Deed from David Patton Construction LLC, dated January 11, 2007 and filed of record in Instrument No. 20070125-0010365, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3797, Page 290, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to a Sewer Easement of record in Instrument Nos. 20060901-0108337 and 20060901-0108338, Register's Office for said County.

Subject to a TVA Easement of record in Book 1237, Page 308, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 201 Dora Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 3rd day of December, 2015

Stanley R. Myers

Ellen J. Myers

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stanley R. Myers and Ellen J. Myers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2015.

Notary Public
My Commission Expires: 4/19/17

