Davidson County	DEEDWARR
Recvd: 02/26/16 11:36	2 pgs
Fees:13.00 Taxes:1516.63	
20160226-0018422	

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1113

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adrian Alverson Jenny Alverson 1422 Electric Avenue Nashville, TN 37206 160531	Acopia LLC 306 Northcreek Blvd ste 100 Goodlettsville, TN 37072	94-01-0-483.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$409,900.00**

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE HEATHER F. S. FLEMING My Commission Expires 05-06-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adrian Alverson and Jenny Alverson, husband and wife,** 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. 1 on the Final Plat, East Side Estates, a Resubdivision of Lots 55 and 56, Shelby Village No. 2, as of record in Instrument No. 20141219-011633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being a portion of the property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Eric Lesueur, married, dated February 26, 2015, recorded March 2, 2015, of record in Instrument No. 20150302-0017690, Register's Office for Davidson County, Tennessee..

This is improved property located at: **1422 Electric Avenue, Nashville, TN 37206**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Final Plat, East Side Estates, a Resubdivision of Lots 55 and 56, Shelby Village No. 2, as of record in Instrument No. 20141219-011633, Register's Office for Davidson County, Tennessee. (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141015-0095113, Register's Office for Davidson County, Tennessee, and (5) other matters of public record.

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. Whenever 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 our hands on the **24th** day of ~~February~~, **2016**.

DREES PREMIER HOMES, INC.,
an Ohio corporation

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Carey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Secretary** of **Drees Premier Homes, Inc.,** the within named bargainor, a corporation, and that he as such **Assistant Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and Official Seal this the **24th** day of ~~February~~, **2016**.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 8/23/2016

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

_____
Shelly M Smith

Commission Expires
4-24-2018