(1)

WARRANTY DEED

PLEASE RETURN TO
WARRANTY TITLE INS CO.
165 INDUSTRIAL LAKE BLVD STE 106
HENDERSONVILLE TN 37075

MARY ANN HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/WE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

R-VRES-16-3098-T

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)
Matthew Sievers	Acopia, LLC	
(NAME) **3098 Penn Meade Way**	(NAME) 306 Northcreek Blvd Ste 100	**052-13-0B-234.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) 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 **ERIN NICHOLE BEST, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW SIEVERS, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 2 of record in Plat at Instrument No. 20031006-0147480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin Nichole Yaden, unmarried by Warranty deed from Michael Lanzafama, Susan Marie Lanzafama and Christopher Lanzafama, unmarried of record in Instrument No. 20091103-0101652 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on November 03, 2009. The said Erin Nichole Yaden having since married and now being known as Erin Nichole Best.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20031006-0147480, Register's Office of Davidson County, Tennessee.
- Boundary Survey for River Glen of record in Book 6900, Page 650, in the Register's Office for Davidson County, Tennessee.
- River Glen Open Space Plat of record in Instrument Number 20030319-0036614, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee.
- Charter of River Glen Property Owners Association of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to River Glen HOA of record in Instrument Number 20041217-0150273, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Power Transmission Lines of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance as to Sanitary Sewer and Water Main to Metro Government of record in Book 7061, Page (s) 172 and 196, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and Drainage contained in Order of record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for DavidsonCounty, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160019644 DEEDWARR
Recvd: 03/10/16 09:51 2 pgs
Fees:13.00 Taxes:444.00

20160310-0022934

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3098 Penn Meade Way, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 9th DAY OF MARCH, 2016.

Erin Nichole Best

Erin Nichole Best

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN NICHOLE BEST, 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 9th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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