WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026906 DEEDWARR
Recvd: 04/04/16 10:59 2 pgs
Fees: 13.00 Taxes: 723.72
20160404-0031660

P-BR-16-5145-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Loren J. Russell, II	**Acopia, LLC**	
(NAME)	(NAME)	**041-01-0A-061.00-CO**
5145 Ryan Allen Circle	**306 Northcreek Blvd, Suite 100**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY A. POINDEXTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOREN J. RUSSELL, II AND WIFE, CHELSEA RUSSELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 58 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, 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 Kelly A. Poindexter, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070423-0047969 Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 23, 2007 and Scrivner's Affidavit recorded on June 26, 2007 in Instrument No. 20070626-0076182.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record as Instrument No. 20060612-0069609;
- Covenants, Conditions and Restrictions of record in Instrument No. 20041208-0146322;
- Greenbelt for assessment, levy and collection purposes of record in Book 8693, Page 588;
- HOA Charter of record in Instrument No. 20041208-0146324;
- Right-of-Way easement granted to Tennessee Natural Gas Lines, Inc. of record in Book 2493, Page 137;
- Quitclaim Deed for common area of record in Instrument Nos. 20041208-0146323 and No. 20110916-0072157;
- Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5145 Ryan Allen Circle , Whites Creek, Tennessee 37189**.

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 31st DAY OF MARCH, 2016.

Kelly A. Poindexter by John Gleaves, Attorney-In-Fact

Gregory Poindexter by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY A. POINDEXTER and GREGORY POINDEXTER, and who acknowledged he executed the same as the free act and deed of the said KELLY A. POINDEXTER and GREGORY POINDEXTER.

Witness my hand and official seal, this the 31st of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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