SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031894 DEEDWARRSP
Recvd: 04/19/16 11:09 2 pgs
Fees:13.00 Taxes:661.93
20160419-0037641

O-JD-16-1825-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Robert F. Estleman Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Robert F. Estleman, Jr. and Deborah Estleman	**Acopia, LLC**	
(NAME) **1825 Belle Arbor Drive**	(NAME) **306 Northcreek Blvd, Suite 100**	**050-02-0A-008.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **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, **CHARLES RAINES CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT F. ESTLEMAN, JR. AND DEBORAH ESTLEMAN, HUSBAND AND WIFE,** 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. 8 on the Plan of Final Plat for Belle Arbor PUD, Phase One of record in Plat at Instrument No. 20091221-0115842, 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 a portion of the same property conveyed to Eatherly/Ring Joint venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring by Quitclaim deed from Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010.

Being a portion of the same property conveyed to J. D. Eatherly d/b/a Eatherly Properties, a proprietorship by Special Warranty deed from Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring of record in Instrument No. 20130827-0090230 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on September 26, 2013 .

Being the same property conveyed to Charles Raines Construction, LLC, by Quitclaim Deed from J. D. Eatherly d/b/a Eatherly Properties, a proprietorship of record in instrument number 20160225-0018071, Register's Office of Davidson County, dated February 24, 2016 and recorded February 25, 2016.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782, Register's Office for Davidson County, Tennessee;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080513-0049052 and Instrument No. 20100903-0070291, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to a 20 foot Sewer Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee;
- Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee;
- Application for Greenbelt Assessment of record in Instrument Number 20120213-0012668; Instrument No. 20140722-0065104; and Instrument No. 20140722-0065105, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20130926-0101007 in the Register's Office for Davidson County, Tennessee;

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825 Belle Arbor Drive , Nashville, Tennessee 37207**.

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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 15th DAY OF APRIL, 2016.

Charles Raines Construction, LLC

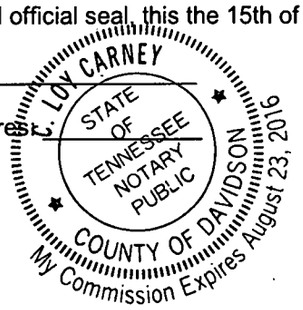
BY: _____
John Gleaves
Authorized Agent

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 described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CHARLES RAINES CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)



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