WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/16 09:04 2 pgs
Fees:13.00 Taxes:527.25
20160428-0041310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$142,500.00.**

Affiant

Subscribed and sworn to before me this 25th day of April, 2016

Notary Public
My Commission expires: 2-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sidney E. Chandler	Acopia LLC	060-02-0-233.00
1483 Dolan Road	306 Northcreek Boulevard Suite 100	
Nashville, TN 37218	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Fuller Group, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sidney E. Chandler**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 385 on the plan of Section 1, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for said County.

Said Lot No. 385 fronts 60 feet on the northerly side of Dolan Road and extends back 108.05 feet on the easterly line and the 112.77 feet on the westerly line to a dead line in the rear on which it measures 62.3 feet.

Being the same property conveyed to The Fuller Group, Inc., from Bryan Wilfred Howse, Scott Warren Howse and Bethany Howse Tolson by Warranty Deed on September 10, 2015, of record in Instrument Number 20150921-0095439, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $719.18 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 080-08-0-407.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3465, Page 403, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1483 Dolan Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 25, 2016.

The Fuller Group, Inc.

BY: _____
Cleveland Fuller, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cleveland Fuller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made upon oath, acknowledged himself to be the President of The Fuller Group, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President, for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2016

My commission expires 5-24-17

_____
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-17
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.