SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035185 DEEDWARRSP
Recvd: 04/28/16 14:51 2 pgs
Fees:13.00 Taxes:735.93
20160428-0041662

O-VR-16-3782-TRID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-18-2016

(AFFIX SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY

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)
Marisa Sharp	**Acopia, LLC**	
(NAME)	(NAME)	
3782 Willow Creek Road	**306 Northcreek Blvd, Suite 100**	**050-02-0A-059.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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, **TYRE CONTRACTORS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISA SHARP, AN UNMARRIED WOMAN,** 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. 59 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 the same property conveyed to Tyre Contractors, LLC by Warranty Deed from Eatherly/Ring Joint Venture, A Tennessee Joint Venture comprised of J.D. Eatherly and John D. Ring of record in instrument number 201511130115326, Register's Office of Davidson County, Tennessee, dated November 5, 2015 and recorded November 11, 2015.

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;
- 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: **3782 Willow Creek Road , 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 27th DAY OF APRIL, 2016.

Tyre Contractors, LLC

Member:

Titus Young Real Estate, LLC, a Tennessee limited liability company

BY: _____
Dwayne J. Wootson
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWAYNE J. WOOTSON, 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 MANAGER of Titus Young Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of April, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

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

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