WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,250.00.

Maria V K Wilkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-RF-16-7057-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)
Christopher K Wilkins and Maria V.K. Wilkins	**Acopia, LLC**	
(NAME) **7057 Meadow Ridge Cir**	(NAME) **306 Northcreek Blvd, Suite 100**	**155-16A-222.00CO**
(ADDRESS) **Nashville, TN 37221**	(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, **KRISTIN RAMSEY AND JEFFREY ALAN RAMSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER K. WILKINS AND WIFE, MARIA V.K. WILKINS,** 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. 66 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, Page 659, 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 Kristin Ramsey and husband, Jeffrey Alan Ramsey by Quitclaim Deed from Kristen Maharrey, of record in Instrument No. 20100916-0073598, Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 16, 2010.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 659;
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, Page 493 and Book 9677, Page 675;
- Easements of record in Book 3533, Page 299, Book 9306, Page 279 and Book 9443, Page 960;
- HOA By-Laws of record in Book 9668, Page 899;
- HOA Charter of record in Book 9668, Page 894;
- QuitClaim Deed for common areas to Traceside Homeowner's Association of record in Instrument No. 20000329-0031449;
- Agreement for dedication of Easement of record in Book 11210, Page 119;
- Agreement for dedication of Easement for Sewer Line of record in Book 11564, Page 887, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7057 Meadow Ridge Cir, Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20160036442 DEEDWARR
Recvd: 05/03/16 09:52 2 pgs
Fees:13.00 Taxes:1447.63
20160503-0043284

Witness my/our hand(s) this the 28th DAY OF APRIL, 2016.

Kristin Ramsey

Jeffrey Alan Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN RAMSEY AND JEFFREY ALAN RAMSEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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