WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160045757 DEEDWARR
Recvd: 05/31/16 15:34 2 pgs
Fees: 13.00 Taxes: 932.40

20160531-0054632

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin E. Bradshaw	Acapia, LLC	075-11-0A-075.00-CO
(NAME)	(NAME)	
1448 Stoner Ridge	306 Northcreek Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 considerations, the receipt of which is hereby acknowledged, we, **Cari Hoffman and Michael Hoffman, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin E. Bradshaw, an unmarried man and Haley M. DeVillez, an unmarried woman as joint tenants with rights of survivorship.**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 70 on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cari Watts by Warranty Deed from Brian L. Short and wife, Lisa E. Short, dated 11/23/2009, recorded 11/25/2009, of record in Instrument No. 20091125-0108449, in the Register's Office for Davidson County, Tennessee.

The said Cari Watts having since married is now knows as Cari Hoffman. Cari Watts and Cari Hoffman are one in the same person.

The said Michael Hoffman joins in this conveyance to waive and and all rights in said property.

All matters shown on the plat of record in Plat Book 9700, Page 984, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10337, Page 102, Declaration of Annexation of record in Instrument No. 200003130025560, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20090115-0003848, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1448 Stoner Ridge, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 25th day of May, 2016.

Cari Hoffman

Michael Hoffman

State of Tennessee
County of Wilson

Personally appeared before me Cari Hoffman and Michael Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122