WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046856 DEEDWARR
Recvd: 06/03/16 09:43 2 pgs
Fees: 13.00 Taxes: 740.00

20160603-0056046

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 1/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott M. Kerr	Acopia, LLC	Parcel ID:
1341 Goodmorning Drive	306 Northcreek Blvd, Suite 100	041030A00200CO
Nashville, TN 37207	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dujuan C. Sharp, Jr. and wife, Ti' Ana M. Sharp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Scott M. Kerr , an unmarried man, and Allison J. Goldstein, an unmarried woman, as tenants in *
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
***common with right of survivorship**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 on the plat of Section One, Vantage Pointe, of record in Instrument No. 20031017-0154221, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dujuan C. Sharp, Jr. and wife, Ti' Ana M. Sharp by deed from Crystal Nicole Williams, unmarried, and Franziska Alisha Jackson, unmarried, of record in Instrument 20130201-0010451, dated January 30, 2013, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20031009-0150482, amended in Instrument 20060830-0107227; 20061002-0121913 and 20060830-0107227, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20031017-0154221, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1341 Goodmorning Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 31st day of May, 2016.

Dujuan C. Sharp, Jr.

Ti' Ana M. Sharp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dujuan C. Sharp, Jr. and Ti' Ana M. Sharp, 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 at Nashville, Tennessee, this 31st day of May, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.