SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061817 DEEDWARRSP
Recvd: 07/19/16 09:13 2 pgs
Fees:13.00 Taxes:629.00
20160719-0073975

O-KW-16-3758-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

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

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)
Serena Mark	**Acopia, LLC**	
(NAME) **3754 Willow Creek Road**	(NAME) **306 Northcreek Blvd, Suite 100**	**50-2-A-66.00CO**
(ADDRESS) **Nashville, TN 37207**	(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, **CHARLES RAINES CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SERENA MARK, MARRIED,** 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 66, BELLE ARBOR PUD, PHASE 1, as shown on plat of record in Instrument No. 20091221-0115842, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Raines Construction, LLC by Quitclaim Deed from J.D. Eatherly as recorded In Instrument No. 20160719-0073974 for the Register of Davidson County, Tennessee.

Being the same property conveyed to J.D. Eatherly by Warranty Deed from Eatherly/Ring Joint Venture, A Tennessee Jpint Venture comprised of J.D. Eatherly and John D. Ring, as recorded February 9, 2015 in Instrument No. 201602090012462.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq;
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BELLE ARBOR PUD, PHASE ONE, as recorded in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20100203-0008782 Register's Office for Davidson County, Tennessee;
- Easement for 20-foot sewer, recorded in Book 6181, Page 43;
- Easement for Sanitary Sewer/Storm Drainage Water Mains and Appurtenances, recorded in Book 6218, Page 217, Instrument Nos. 20160128-0008211 and 20160128-0008261;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080513-0049052;
- Restrictions and Covenants for Storm Water Facilities and Systems;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3754 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 15th DAY OF JULY, 2016.

Charles Raines Construction, LLC

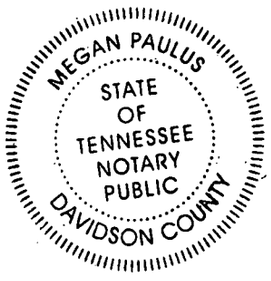
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of CHARLES RAINES CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of July, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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