WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062612 DEEDWARR
Recvd: 07/21/16 08:53 2 pgs
Fees:13.00 Taxes:1331.63
20160721-0074973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

Karen B. Heavener, State of Tennessee Notary Public, Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
John Howard Hudson, III and Margaret Katherine Hudson	Acopia, LLC	172 05 0B 057.00
(NAME)	(NAME)	
133 Sterling Oaks Ct	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($359,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lauren Barca and Brandon Barca, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Howard Hudson, III and Margaret Katherine Hudson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot 57, STERLING OAKS, PHASE I, as shown on plat of record in Plat Book 8250, Page 998, 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 Lauren Geddings and Brandon Barca by Warranty Deed from Daping Fan and spouse, Wuying Zong dated February 3, 2009 and recorded February 5, 2009 as Instrument No. 20090205-0010021, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lauren Barca and Brandon Barca, wife and husband by Quitclaim Deed from Lauren Geddings dated October 8, 2012 and recorded October 15, 2012 as Instrument No. 20121015-0094407, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 133 Sterling Oaks Ct, Brentwood, TN 37027

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, has 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 18th day of July, 2016.

Lauren Barca
Lauren Barca

Brandon Barca by Lauren Gayle Barca, Attorney-In-Fact
Brandon Barca
by Lauren Gayle Barca, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Lauren Barca, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public
My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
County OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lauren Gayle Barca, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brandon Barca, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Brandon Barca, for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public
My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163724SSO