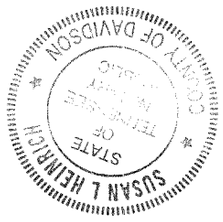
Davidson County DEEDWARR
Recvd: 08/03/16 13:43 2 pgs
Fees:13.00 Taxes:684.50
20160803-0080365

WARRANTY DEED



164231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Tessa Bohannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, ____.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jordan Ryan Vos	Acopia, LLC	087 05 0A 025.00
(NAME)	(NAME)	
5925 Colchester Dr.	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tessa Bohannon and husband, James Arnold**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan Ryan Vos, an unmarried man and David Gerard Vos, an unmarried man, tenants in common with right of survivorship**, 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 No. 25 on the Final Plat of Farmingham Woods, Phase 1, as of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tessa Bohannon and husband, James Arnold by Warranty Deed from Wendey G. Patterson f/k/a Wendy G. Catrett, and Christopher T. Patterson, husband and wife dated June 15, 2011 and recorded July 18, 2011 as Instrument No. 201107180054688, 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.

unimproved ☐
This is improved ☒ property, known as 5925 Colchester Dr., Hermitage, TN 37076

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.

File Number: MFR-164231BSO

Witness our hands this 25th day of July, 2016.

Tessa Bohannon

Tessa Bohannon

James Arnold by Tessa Bohannon

James Arnold
by Tessa Bohannon, Attorney-in-Fact

~~Agg~~ 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 aforesaid, the within-named **Tessa Bohannon** , the 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 25th of July, 2016.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Tessa Bohannon**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **James Arnold**, and who acknowledge that she executed the same as the free act and deed of the said **James Arnold**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____, Page _____, said Register's Office.

20160803-0080364

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018