THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1641

Davidson County DEEDWARR
Recvd: 08/24/16 15:18 3 pgs
Fees:18.00 Taxes:777.00
20160824-0088777

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia C. Mitchell 204 Colt Drive Nashville, TN 37221	Acopia, LLC 306 Northcreek Blvd Suite 100 Goodlettsville, TN 37072	128-10-0-131.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 19th day of August, 2016.

Notary Public

My Commission Expires: 4/9/2019
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Ryan Todd Bevens formerly know as Ryan Todd Smith and Joann M Bevens, formerly known as Joann M. Wheatley, now husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia C. Mitchell, an unmarried woman,** 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 128, SECTION 4, STACY SQUARE, as shown on plat of record in Plat Book 4460, Page 12, 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 by Quitclaim Deed from Ryan Todd Smith, unmarried to Ryan Todd Smith, unmarried and Joann M. Wheatley, unmarried, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, as recorded on the 19th day of November, 2010 in Instrument No. 20101119-0092642 and Warranty Deed from Bluegrid Properties, Inc. to Ryan Todd Smith, unmarried, as recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035444, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **204 Colt Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **August, 2016.**

GRANTOR(S)

Ryan Todd Bevens

Joann M Bevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Ryan Todd Bevens f/k/a Ryan Todd Smith and Joann M. Bevens f/k/a Joann M. Wheatley to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **August, 2016.**

Notary Public
My Commission Expires:

4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, **Brandon W. Lippman** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, **Cecilia M. Hensley,** a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/19