WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160081721 DEEDWARR
Recvd: 09/19/16 09:45 2 pgs
Fees: 13.00 Taxes: 575.35

20160919-0098002

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 8-27-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Drewry Bridget J. Drewry	Acopia LLC	026 06 0A 066.00
(NAME)	(NAME)	
145 Canton Court	306 NorthCreek Blvd #100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gustavo Adolfo Olivera and Yadhira McMurtry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Drewry and Bridget J. Drewry, 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 No. 56 on the Plan of Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, a Planned Unit Development, of record in Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Gustavo Adolfo Olivera, an unmarried man and Yadhira McMurtry, an unmarried woman, as joint tenants, by Deed from First Federal Bank, dated August 21, 2015 and recorded September 4, 2015 in Instrument No. 20150904-0090477, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, said Register's Office.

Subject Declaration of Covenants, Conditions and Restrictions of record in Book 11164, Page 69, amended in Instrument Number 20011108-0122758 and Instrument Number 20140523-0044903, said Register's Office.

Subject to HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65, said Register's Office.

Subject to Easements in Book 4377, Page 94 and Book 11534, Page 618, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 145 Canton Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 26th day of August, 2016.

Gustavo Adolfo Olivera

Yadhira McMurtry

State of Tennessee
County of Sumner

Personally appeared before me Gustavo Adolfo Olivera and Yadhira McMurtry, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2016.

Notary Public
My Commission Expires: 6/18/19

File No.: 20161413

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019