WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/16 14:39 3 pgs
Fees:18.00 Taxes:798.83
20161006-0105957

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood. TN 37027
file # 16-2337B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jared Beckett	Acopia, LLC	174-11-0A-366.00-CO
2584 Kanlow Drive	306 Northcreek Blvd, ste 100	
Antioch, TN 37013-3952	Goodlettsville, TN 37072	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RANDALL R. HARVEY AND WIFE, CYNTHIA D. HARVEY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JARED ANDREW BECKETT AND LAUREN BECKETT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 276 on the Plan of Cane Ridge Farms - Phase VI Section 1 of record in Plat at Instrument No. 20050209-0015098, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall R. Harvey and wife, Cynthia D. Harvey by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20051206-0146685 Register's Office for Davidson County, Tennessee, dated November 28, 2005 and recorded on December 06, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, and amended at Instrument Nos. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument Number 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for DavidsonCounty, Tennessee.

Easement of record in Book 4420, Page 36, Book 4428, Page 565 and Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for DavidsonCounty, Tennessee.

Charter of Cane Ridge Farms Homeowner's Association, inc. of record in Instrument Number 20010816-0088852 and amended at Instrument No. 20010815-0088360, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2584 Kanlow Drive, Antioch, TN 37013-3952

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 5th day of October, 2016.

Randall R. Harvey by Cynthia D Harvey Attorney in Fact

Randall R. Harvey

By: Cynthia D. Harvey, Attorney-In-Fact

Cynthia D Harvey

Cynthia D. Harvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia D. Harvey,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Randall R. Harvey for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Randall R. Harvey and is authorized by Randall R. Harvey to execute this instrument on his behalf.

Witness my hand and official seal, this 5th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CYNTHIA D. HARVEY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2337B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

