THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33265-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,500.00. Affiant Subscribed and sworn to before me this 14th day of October, 2016. Notary Public My Commission Expires: 2/22/2020 KIMIE PERRY NOTARY PUBLIC TENNESSEE My Commission Expires FEBRUARY 22, 2020 COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Daniel C. Baer 1008 Jacksons Valley Road Hermitage, TN 37076	**Send Tax Bills To:** Acopia, LLC 306 Northcrest Blvd. Suite 100 Goodlettsville, TN 37072	**Tax Information:** Map and Parcel No.: 086 07 0 013 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Lynch, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel C. Baer, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1008 Jacksons Valley Road, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 10/17/16 12:42 4 pgs
Fees:23.00 Taxes:553.15
20161017-0109451

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2016.

Lisa Lynch

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lisa Lynch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase I, Section One, Jackson's Retreat, as of record in plat Book 5200, page 286 as amended in Book 5928, page 699, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa Lynch, unmarried by deed dated June 17, 2005 from Dinah Conner, unmarried of record in Instrument No. 20050629-0074743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 5676, page 67, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Declaration of Covenants, Conditions and Restrictions for Jackson's Retreat of record in Book 5741, page 360, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Jackson's Retreat Homeowner's Association, of record in Book 5745, page 294, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 286 as amended in Book 5928, page 699, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20130221-0017192, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY