WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160097008 DEEDWARR
Recvd: 11/02/16 13:04 2 pgs
Fees:13.00 Taxes:1276.50
20161102-0115939

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00.

Susan Marie Vanderloop
Affiant

Subscribed and sworn to me on October 31, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29833SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clayton Murray Vilma Salinas 2694 Avery Park Drive Nashville, TN 37211	Acopia, LLC 306 Northcreek DR., #100 Goodlettsville, TN 37072	173-9-A-744 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan M. Vanderloop, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Clayton Murray and Vilma Salinas, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 627, Section Two of Phase Eight, Lenox Village, as shown on plat of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry P. Vanderloop and wife, Susan M. Vanderloop, by Warranty Deed from Davis A. Bell and wife, Ginger D. Bell and wife, Ginger D. Bell, of record as Instrument No. 20141202-0110297, Register's Office for Davidson County, Tennessee. And being further conveyed to Susan M. Vanderloop by Quitclaim Deed from Terry Paul Vanderloop, of record as Instrument No. 20161102-0115939, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties and subsequent years assumed by the Grantee(s).
2. Matters shown on Plan of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382 in said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office.

5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office.
6. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office.
7. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, in said Register's Office.
8. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in said Register's Office.
9. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.

This property is also known as improved property located at 2694 Avery Park Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hand(s) this 31st day of October, 2016.

Susan M. Vanderloop

Susan M. Vanderloop

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Susan M. Vanderloop to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 31, 2016.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 6-14-2017