BILL GARRETT, Davidson County
Trans:T20160113502 DEEDWARR
Recvd: 12/27/16 11:03 2 pgs
Fees:13.00 Taxes:758.50
20161227-0135452

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of December, 2016.

Notary Public
My commission expires: 1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Lee Sudberry	Acopia, LLC, ISAOA	149-07-0B-040.00-CO
1237 Canyon Ridge Ct	306 Northcreek Blvd, Ste. 100	
Antioch, TN 37013-1891	Goodlettsville, TN 37072	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESUS A. VARGAS AND YORGIN E. MORALES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT LEE SUDBERRY, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Final Plat of Phase Two, Canyon Ridge Subdivision of record in Plat Book 9700, Page 805, as amended as Instrument No. 20031124-0170362, 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 Jesus A. Vargas and Yorgin E. Morales, husband and wife by Warranty deed from PMD Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100618-0047457 Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on June 18, 2010.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1237 Canyon Ridge Ct, Antioch, TN 37013-1891.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Ynw
J.V.

Witness my hand this the 22nd day of December, 2016.

Jesus A. Vargas

Yorgin E. Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesus A. Vargas and Yorgin E. Morales, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2016.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RS