SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018886 DEEDWARRSP
Recvd: 03/06/17 08:44 2 pgs
Fees:13.00 Taxes:650.83

20170306-0021596

O-KW-16-3770-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Sean Mondary	**Acopia, LLC**	
(NAME)	(NAME)	**050-02-0A-062.00-CO**
3770 Willow Creek Road	**306 Northcreek Blvd, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-3751	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHARLES RAINES CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SEAN MONDARY, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Final Plat for Belle Arbor PUD, Phase 1 of record in Plat at Instrument No. 20091221-0115842, 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 Charles Raines Construction, LLC by Quitclaim deed from Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring of record in Instrument Number 20170306-0021595, in the Register's Office for Davidson County, Tennessee, dated February 23 and recorded on _____.

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring by Quitclaim deed from J. D. Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20091221-0115842, Register's Office of 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 20100203-0008782, Correction and Amendment of record in Instrument Number 20160225-0018112, Register's Office for Davidson County, Tennessee;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080513-0049052 and Instrument No. 20100903-0070291 and Instrument No. 20160127-0007948 (The recording of this document voids, vacates & supercedes Instrument No. 20100903-0070291) , in the Register's Office for Davidson County, Tennessee;
- Subject to a 20 foot Sewer Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee;
- Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee;
- Application for Greenbelt Assessment of record in Instrument Number 20120213-0012668; Instrument No. 20140722-0065104; and Instrument No. 20140722-0065105, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20130926-0101007 in the Register's Office for Davidson County, Tennessee;
- Agreement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20160128-0008211 and Instrument Number 20160128-0008261, in the Register's Office for DavidsonCounty, Tennessee;

- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3770 Willow Creek Road , Nashville, Tennessee 37207-3751**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 the 28th DAY OF FEBRUARY, 2017.

Charles Raines Construction, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CHARLES RAINES CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212