WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170028705 DEEDWARR
Recvd: 04/05/17 10:48 2 pgs
Fees: 13.00 Taxes: 573.50
20170405-0033308

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raul Lara	Acopia LLC	10815005100
(NAME)	(NAME)	
831 Woodcraft Drive	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettesville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lucas R. Barbian and Sarah Barbian, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raul Lara, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 181-B, Zone Lot Division, Lot Nos. 181 through 188, Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 356, and 357, amended in Plat Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐ See Exhibit A for Derivation Clause

This is improved ☑ property, known as 831 Woodcraft Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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/our hands this 31st day of March, 2017.

Sarah Barbian

Lucas R. Barbian Sarah Barbian

State of Tennessee
County of Williamson

Personally appeared before me Lucas R. Barbian and Sarah Barbian, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

Notary Public
My Commission Expires: 11-13-17

File No.: 11979

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

Exhibit A

Being the same property conveyed to Lucas R. Barbian, a single person by Warranty deed from Sherry F. Conwell, unmarried of record in Instrument No. 20091229-0117834 Register's Office for Davidson County, Tennessee, dated December 28, 2009 and recorded on December 29, 2009.