39B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20170036451 DEEDWARR
Recvd: 05/01/17 12:11 3 pgs
Fees:18.00 Taxes:1526.25
20170501-0042492

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

Notary Public
MY COMMISSION EXPIRES: 5/8/18
File No. G17-38190D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Crystal Blankenship, Unmarried Woman<br>(NAME) | Acopia, LLC<br>(NAME) | 024-00-0-214.00 |
| 4863 Brick Church Pike<br>(STREET ADDRESS) | 306 Northcreek Blvd, #100<br>(STREET ADDRESS) | |
| Goodlettsville, TN 37072<br>(CITY) (STATE) (ZIP) | Goodlettsville, TN 37072<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Randall W. Anderson, Sr. and Connie D. Anderson, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Blankenship, Unmarried Woman,** 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:

**SEE ATTACHED EXHIBIT 'A'**

BEING the same property conveyed to Randall W. Anderson, Sr. and wife Connie D. Anderson from Doris P. Anderson and husband H.G. Anderson, Jr., by Warranty Deed dated May 20, 2005, as Instrument No. 20051006-0120433, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions Covenant for detached farm accessory building as recorded in Instrument # 201304220039547, Register's Office for Davidson County, Tennessee.
2. 50' ingress/egress/utilities Easement as recorded in Book 9080, page 161, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4863 Brick Church Pike, Goodlettsville, TN 37072.

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. Whenever 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 28th day of April, 2017.

Randall W. Anderson, Sr. — April 28, 2017 Date

Connie D. Anderson — April 28, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Randall W. Anderson, Sr. and Connie D. Anderson, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**Exhibit A –Property Description**

A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993 and revised June 11, 1993, as follows:

Tract 2: Beginning at an iron pin (new) at a fence corner, the most southwest corner of J.R. McCasland (deed book 1225, page 215); thence with the line of said McCasland, South 84 deg. 30' 09" East 361.01 feet to an iron pin (new) in the line of said McCasland; thence South 05 deg. 31' 50" West 78.25 feet to an iron pin (new); thence South 87 deg. 35' 20" West 875.69 feet to an iron pin (new); corner to Tract 6, this survey; thence North 32 deg. 35' 57" West 246.38 feet to an iron pin (new); corner to Tract 1, this survey; thence North 74 deg. 10' 02" East 716.93 feet to an iron pin (new) in the line of said McCasland; thence South 07 deg. 36' 16" West 256.11 feet to the beginning, containing 5.01 acres, more or less.

Easement: A non-exclusive easement for Ingress and egress and for utilities 50-feet in width across the property conveyed to C.H. Phelan, Jr., of record in Book 5831, page 265, Register's Office for Davidson County, Tennessee; Lou Iris Webb and Doris P. Anderson conveyed, each to the other, of record in Book 9086, page 161, said Register's Office, a non-exclusive easement for ingress and egress and for utilities for that portion of the said easement located on the properties conveyed to them, it being understood that the said easement shall be for the mutual use and benefit of C.H. Phelan, Jr., Lou Iris Webb and Doris P. Anderson, their respective invitees, heirs, personal representatives and assigns, said easement being more particularly describes as follows, to wit:

Beginning at a point in the easterly margin, 25 feet from the center line of Brick Church Pike, the most northwest corner of this easement, and being the most northwest corner of C.H. Phelan (deed book 5831, page 256); thence leaving said Pike, North 74 deg 39' 47" East 151.03 feet to an iron pin, said point being the most northeast, corner of said C.H. Phelan; thence North 74 deg. 39' 47" East 50.00 feet to a point; thence South 32 deg. 35' 57" East 52.36 feet to a point; thence South 74 deg. 39' 47" West 203.50 feet to a point in the margin of said Brick Church Pike; thence with said Pike, North 29 deg. 59' 30" West 51.68 feet to the beginning, containing 0.23 acres, more or less.

Being the same property conveyed to Crystal Blankenship, unmarried woman, by deed from Russell W. Anderson, Sr. and wife, Connie D. Anderson dated April 28, 2017 of record in Instrument No. 20170501 - 0042492 Register's Office for Davidson County, Tennessee.