WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible]990.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/5/20

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8938 PICKNEY JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew D. Pickney	Acopia, LLC	14916002300
605 BELL RIDGE TRACE	306 Northcreek Blvd.	
Antioch, TN 37013	Goodlettsville, TN 37072	

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 HEREBY ACKNOWLEDGE, WE,

THY A. TRUONG, AND WIFE, THACH DU, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW D. PICKNEY, AND WIFE, JENICA L. PICKNEY

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:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Bellwood Estates (Section One) Resubdivision of Lot Nos. 23, 25 & Reserve Par 26, of record in Plat Book 6050, Page 182, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Thy A. Truong and Tach Du*, wife and husband by Warranty Deed from Gary T. Jones and Sandra P. Jones, husband and wife, recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0122696, in the Register's Office of Davidson County, Tennessee.

In the previous deed, Thach Du was erroneously referred to as Tach Du.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLWOOD ESTATES, SECTION ONE, as recorded in Plat Book 5200, Page(s) 172, Resubdivision of Lot Nos. 23, 25 and Reserve Par. 26 recorded in Plat Book 6050, Page 182, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5453, Page 706, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Deed of Conveyance to Metro Government recorded in Book 5517, Page 299 and Book 5517, Page 304.

f. Easement for ingress and egress, recorded in Book 6883, Page 678.

BILL GARRETT, Davidson County
Trans:T20170038790 DEEDWARR
Recvd: 05/08/17 09:56 2 pgs
Fees:13.00 Taxes:1146.96
20170508-0045251

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

This is improved property known as 605 BELL RIDGE TRACE, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 4th day of May, 2017.

Thy A. Truong

Thach Du

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THY A. TRUONG AND THACH DU, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2017.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/20

File #: 17-8938 PICKNEY JV L

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067