BILL GARRETT, Davidson County
Trans:T20170050244 DEEDWARR
Recvd: 06/13/17 09:19 2 pgs
Fees:13.00 Taxes:281.20
20170613-0059023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June 2017.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Sullivan	**Acopia, LLC**	**133110A08200CO**
500 Paragon Mills Road, Unit M-4	**306 Northcreek Blvd, #100**	
Nashville, TN 37211	**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,

John D. Lozano and wife, Carolita L. Lozano

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

Robert C. Sullivan, III, 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:

Land in Davidson County, Tennessee, being Unit No, M-4 of Canterbury Hall Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5540, page 255, as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums, as of record in Book 5200, page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John D. Lozano and wife, Carolita L. Lozano, from Berenda R. Vance, by Warranty Deed dated November 17, 2005 of record in Instrument No. 20051123-0142177, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819, said Register's Office.

Easements of record in Instrument No. 20140924-0087652, Instrument No. 20090615-0055410, said Register's Office.

All matters as shown on the plat of record in Plat Book 5200, page 159, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions and Bylaws of record in Book5440, page 298, amended in Book 5865, page 101, said Register's Office.

Charter of record in Book 5446, page 152, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 500 Paragon Mills Road, Unit M-4 Nashville, TN 37211.

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 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 my/our hand(s) this 8th day of June, 2017.

John D. Lozano

Carolita L. Lozano

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John D. Lozano and Carolita L. Lozano, the within named Grantor(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, at office, this 8th day of June, 2017.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires: 11/5/18