WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054810 DEEDWARR
Recvd: 06/27/17 09:51 2 pgs
Fees:13.00 Taxes:1248.83

20170627-0064426

O-FSBO-17-6869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,521.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY FRANCES RUDY

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)
Sarah Adkins and Alan Adkins	**Acopia, LLC**	
(NAME)	(NAME)	**126-16-0A-170.00-CO**
6869 Bridgewater Drive	**306 Northcreek Blvd, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **RACHEL WIERENGA AND AARON WIERENGA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH ADKINS AND ALAN ADKINS, HUSBAND AND WIFE,** 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. 137 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Plat at Instrument No. 20021022-0129510, 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 Rachel Wierenga and Aaron Wierenga, wife and husband by Warranty deed from Bryan D. Myers and wife, Lana H. Myers of record in Instrument No. 20120313-0021704 Register's Office for Davidson County, Tennessee, dated March 07, 2012 and recorded on March 13, 2012.

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 20021022-0129510, Register's Office of Davidson County, Tennessee;
- All matters shown on the PUD Boundary Plat in Instrument No. 200110240115969, Register's Office for 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 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee;
- Plan of Newsom Land in Plat Book 1, page 25, and Plat Book 1, page 121, Chancery Ct. for Davidson County, Tennessee;
- Easement and rights granted Nashville, Chattanooga & St. Louis Railway in Book 513, page 936, Register's Office for Davidson County, Tennessee;
- Easement and rights granted to Tennessee Electric Power Co in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee;
- Easement and rights of way take by Tennessee Valley Authority as set forth in Declaration of Taking in Book 4205, page 194 and Judgment in Book 4226, page 715, Register's Office for Davidson County, Tennessee;
- Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement in Book 4257, page 647, Register's Office for Davidson County, Tennessee;
- Easement granted in Agreements for Dedication for Public Utilities Easement to Harpeth Valley Utilities District in Book 7526, pages 315, 318 and 324, and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee;
- Charter for HOA in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee;
- Quitclaim Deed to HOA for open space in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee;

- Declaration of Road & Utilities Access Easement in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee;
- Landscape Agreement in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee;
- Charter Right of Way for CSX Transportation Railroad;
- Storm Water Detention Agreement in Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee;
- Declaration of Road and Utility Access Easement in Instrument No. 20010706-0072536, Register's Office for Davidson County, 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: **6869 Bridgewater Drive , Nashville, Tennessee 37221**.

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; 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 GRANTEE(S), 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 the 23rd DAY OF JUNE, 2017.

Rachel Wierenga

Aaron Wierenga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WIERENGA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON WIERENGA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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