RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0885HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Kim Gillespie
Affiant

BILL GARRETT, Davidson County
Trans:T20170069825 DEEDWARR
Recvd: 08/11/17 13:27 2 pgs
Fees:13.00 Taxes:1110.00
20170811-0082587

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2017.

Kayla R. Anderson
Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chase C. Barlar 4800 Shadescrest Drive Nashville, TN 37211	Acopia, LLC 306 Northcreek Blvd., Suite 100 Goodlettsville, TN 37072	147-02-0-104.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Vivian H. Fults, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chase C. Barlar, 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 Lot No. 19 on the Plan of Battery Crest, as of record in Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Clay M. Fults and wife, Vivian H. Fults by Quitclaim Deed from Hope A. Root, Trustee, and in the same instrument conveyed to Hope A. Root, Trustee by Clay M. Fults and wife, Vivian H. Fults, dated 4/5/89 and recorded 4/6/89 in Book 7810, Page 594; and the same property previously conveyed to Clay M. Fults by Deed from Willa S. Ogilvie, dated 6/20/78 and recorded 7/13/78 in Book 5310, Page 636, Register's Office for Davidson County, Tennessee. Clay M. Fults having since died 8/5/1989, leaving Vivian H. Fults the sole tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4800 Shadescrest Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of August, 2017.

Vivian H. Fults

Vivian H. Fults

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vivian H. Fults** 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 at Gallatin, Tennessee this 4th day of August, 2017.

Notary Public
My Commission Expires: 1-26-21

(Notary Seal)

