LL# U27-85

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/17 15:15 3 pgs
Fees:18.00 Taxes:1550.30
20170816-0084302

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Daniel L. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF AUGUST, 2017,

Theresa J. Wigginton
Notary Public

MY COMMISSION EXPIRES: 2.2.2021
(AFFIX SEAL)

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Will Norman and Sarah Norman	Acopia, LLC	160 11 0 019.00
(NAME) 529 Hearthstone Circle	(NAME) 306 Northcreek Blvd. Suite 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Goodlettsville, TN	37072
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Nineteen Thousand And No/100 Dollars ($419,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joe E. Bagwell and Diane J. Bagwell, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Will Norman and Sarah Norman, husband and wife,** 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. 85 on the Plan of Hearthstone, Phase 5, a resubdivision of Lots Nos. 85 and 122, of record in Book 6050, page 190, Register's Office for said County, to which plan reference is hereby made for a more complete and legal description of said lot.

Being the same property conveyed to Joe E. Bagwell and wife, Diane J. Bagwell by Warranty Deed from Radnor Homes, Inc. dated August 13, 1985 and recorded August 16, 1985 in Book 6632, Page 95, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 529 Hearthstone Circle, Brentwood, TN 37027

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, has 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 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 hands this 15th day of August, 2017

Joe E. Bagwell

Joe E. Bagwell

Diane J. Bagwell

Diane J. Bagwell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joe E. Bagwell and Diane J. Bagwell, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-175642SSO

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY