Prepared By
~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170456

Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017.

NOTARY PUBLIC

My commission expires: 4/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Jeffrey and Chanthasone Soundara, 1744 Stonewater Drive Hermitage, TN 37076	Acopia LLC 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	097-02-0-A-460.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Five Thousand and 00/100 Dollars ($295,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DUSTIN J. KRUKOWSKI AND JESSICA KRUKOWSKI, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW S. JEFFREY AND CHANTHASONE SOUNDARA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 460 on the Final Plat of Villages of Riverwood, Section One, Phase 4E First Revision, of record in Instrument No. 20140722-0065146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin J. Krukowski and Jessica Krukowski, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 9/17/2014, recorded 9/25/2014, of record in Instrument No. 20140925-0088591, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1744 Stonewater Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Bill Garrett Davidson County
Batch# 17527 **DEEDWARR**
10/24/2017 01:30:19 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171024-0108984

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of October, 2017.

DUSTIN J. KRUKOWSKI

JESSICA KRUKOWSKI

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Dustin J. Krukowski and Jessica Krukowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of October, 2017.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020