PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 18377 DEEDWARR
10/26/2017 09:49:18 AM 2 pgs
Fees: $13.00 Taxes: $572.76

20171026-0109820

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,800.00

Sarah M. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2017

A. Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Cathleen Denise Barnes | Acopia, LLC | 00900018800 |
| (NAME) | (NAME) | |
| 8161 Jackman Road | 306 Northcreek Blvd Ste 100 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Megan L. Anderson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cathleen Denise Barnes . an unmarried woman,** 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 Joelton, Davidson County, Tennessee, being part of the property described in Deed Book 4521, Page 156, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southerly right of way of Jackman Road, said point also being in the easterly line of the Jackman property described in Deed Book 365, Page 258, Register's Office for Davidson County, Tennessee; thence along said southerly right of way N 76 deg. 21' E, 84.58 feet to a point; thence leaving said southerly right of way S 85 deg. 38' E, 131.61 feet to an iron pin in the westerly line of the Ledford property described in Deed Book 4977, Page 826, Register's Office for Davidson County, Tennessee; thence, along said westerly line, S 4 deg. 06' W 211.42 feet to a point; thence along a new line N 85 deg. 24' W, 210.55 feet to a point in the aforesaid easterly line of the Jackman Property; thence along said easterly line of Jackman Property, N 3 deg. 36' E, 184.42 feet to the point of beginning containing 1.00 acres, more or less.

Subject to and including all rights and obligations of James Dennis Sterry in and to that certain joint driveway agreement dated July 28, 1987 and recorded in Book 7315, Page 376, Register's Office for Davidson County, Tennessee.

In addition to terms and obligations of above described joint driveway agreement this conveyance is also subject to property taxes for 2018 and subsequent years, subject to the right-of-way of Jackman Road and subject to matters set forth on a mortgage loan inspection dated July 2, 1987 by John Kohl & Co. P.C.

Being the same property conveyed to Megan L. Anderson, an unmarried woman, by Warranty Deed from Eric L. Anderson and Jennifer L. Anderson, of record in Instrument No. 20170403-0032006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8161 Jackman Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 24th day of October, 2017.

Megan L. Anderson

State of Tennessee
County of Williamson

Personally appeared before me Megan L. Anderson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2017.

Notary Public
My Commission Expires: _____

File No.: 12621

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018