# WARRANTY DEED

Bill Garrett Davidson County
Batch# 18425 DEEDWARR
10/26/2017 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20171026-0109894

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/18/19

(AFFIX SEAL)

TRACI RULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kyle Turner | Acopia, LLC | 016-00-0-048.00 |
| (NAME) | (NAME) | |
| 2636 Crocker Springs Road | 306 Northcreek Blvd #100 | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | 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 considerations, the receipt of which is hereby acknowledged, we, **William B Scott and Melinda Mendez-Scott, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kyle Turner**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by Ray G. Cole, registered land surveyor, No. 924, dated November 25, 1987, as follow: Beginning at an existing iron pin in the easterly margin of Crocker Springs Road, the most southwest corner of this tract, and being the most northwest corner to Larry Newlin; thence with the margin of said road and with a curve to the left having a central angle of 21° 11 minutes 51 seconds, a radius of 243.85 feet; and an arc length of 90.22 feet to a point in the margin of the road, thence continuing with the margin of said road, north 24° 14 minutes 53 seconds West 164.34 ft to an iron pin set in the margin of said road; a corner to Tract 1 this survey, thence leaving said road and with the line of said Tract 1, north 68° 26 minutes 41 seconds east 663.50 feet to an iron pin set in the lie of F.W. Gray thence with the line of said Gray south 10° 25 minutes 56 seconds west 626.17 feet to an existing iron pin, in the line of said Gray and being a corner to Larry Newlin; thence with the line of said Newlin north 71° 58 minutes 39 seconds west 436.47 feet to the beginning containing 5.00 acres more or less.

Being the same property conveyed to William B. Scott and Melinda Mendez-Scott, husband and wife by Warranty Deed from Altamont Affordable Homes Inc., an Illinois corporation, dated 11/21/2014, recorded 11/25/2014 of record in Instrument No. 20141125-0108575, in the Register's Office for Davidson County, Tennessee.

Subject to (1) Taxes for 2017 and subsequent years, a lien not yet due and payable. (2) Covenants, conditions, easements and restrictions of record in Book 7475, Page 937, Amendment of record in Book 7582, Page 713, in the Register's Office for Davidson County, Tennessee. (3) Boundary Line Agreement of record in Book 7533, Page 753, in the Register's Office for Davidson County, Tennessee. (4) Easement of record in Book 7582, Page 720, in the Register's Office for Davidson County, Tennessee. (5) Agreement for Roadways and Easements of

record in Book 7604, Page 194, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2636 Crocker Springs Road, Goodlettsville, TN 37072
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 25 day of October, 2017.

William B Scott

Melinda Mendez-Scott

State of Tennessee
County of Sumner

Personally appeared before me William B Scott and Melinda Mendez-Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2017.

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd Suite 106**
**Gallatin, TN 37066**

# True Copy Certification

I, Dolly T. Peay, 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.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: **03/18/2019**

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY