Bill Garrett Davidson County
Batch# 19529 DEEDWARR
10/31/2017 08:31:44 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20171031-0111259

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2017. Notary Public My commission expires: 9-7-21

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Debra A. Loe and David G. Loe	Acopia LLC	150-14-0-033.00
3624 Lipton Place	306 Northcreed Blvd., Ste. 100	
Antioch, TN 37013	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kandace Kaye Maddox, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Debra A. Loe and David G. Loe, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One Jamestown Estates of record in Plat Book 6900, Page 592, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kandace Kaye Maddox, unmarried by Warranty deed from Jacquelin A. Robert, unmarried of record in Instrument No. 20000509-0046945 Register's Office for Davidson County, Tennessee, dated April 25, 2000 and recorded on May 9, 2000.

This is improved property known as **3624 Lipton Place, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein. 2018 Taxes and subsequent years.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

4. Property is subject to Restrictive Covenants contained in Book 7476, Page 643; as amended in Book 7502, Page 11, Register's Office for Davidson County, Tennessee. Any and all restrictions, conditions, and easements of record.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of October, 2017.

Kandace Kaye Maddox

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kandace Kaye Maddox, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 30th day of October, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170468

SP 11/2015