WARRANTY DEED

Bill Garrett Davidson County
Batch# 36332 DEEDWARR
12/12/2017 11:03:21 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171212-0126528

J-CC-17-5203-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan McGehee and Rebekah McGehee	**Acopia, LLC**	
(NAME) **357 Flora Maxwell Road**	(NAME) **306 Northcreek Blvd, Suite 100**	**147-07-0-117.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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 consideration, the receipt of which is hereby acknowledged, **CENTENNIAL CONSTRUCTION, LLC A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN KYLE MCGEHEE AND REBEKAH MCGEHEE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, dated March 12, 1948, as follows: Beginning in the northerly margin of an 18 foot road at the Southeast corner of property conveyed to Alfred Whitlow by Deed from Chester Maxwell and wife, of record in Book 1681, Page 505, Register's Office for said County, said point of beginning being the corner of Lot Nos. 2 and 3; thence, with the line between said lots northwardly 115.3 feet; thence, eastwardly 50 feet to a point; thence, with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence, with the northerly margin of said road, westwardly 50 feet to the beginning.

Being the same property conveyed to Centennial Construction, LLC, a Tennessee limited liability company by Warranty Deed from Daniel Karshenas of record in Instrument No. 20171003-0101170, Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 03, 2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **357 Flora Maxwell Rd., Nashville, Tennessee 37211**.

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), their heirs and 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), 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 hand(s) this the 8 DAY OF DECEMBER, 2017.

Centennial Construction, LLC a Limited Liability Company

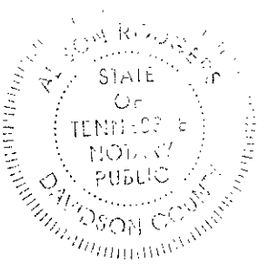
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of CENTENNIAL CONSTRUCTION, LLC A LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 8th of December, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212