RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3693

Bill Garrett Davidson County
Batch# 72422 DEEDWARR
03/22/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180322-0027256

WARRANTY DEED

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-20-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shelby K. Phillips	Acopia, LLC	118-04-0C-001.00
(NAME)	(NAME)	
2001 Rush Street, Apt. 2412	306 Northcreek Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	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, **Richard Martin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shelby K. Phillips, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, on the plan of Kline Avenue Townhomes, filed as Exhibit "C", and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151019-0106187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Richard Martin by Warranty Deed dated 07/01/2005 from Thomas H. Mattingly, a married man of record in Instrument 200507110079918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters as set forth per Plat at Book 161, Page 14, and Book 161, Page 15, said Register's Office, (2) Master Deed of record in Instrument 201510190106187, said Register's Office, (3) Said Master Deed was amended of record in Instrument 201712270131052, said Register's Office and (4) Charter of record in Instrument 201510160105399, said Register's Office.

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 2245 Kline Ave., Nashville, TN 37211
(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), 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), 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 hand this 22nd day of March, 2018

Richard Martin

State of Tennessee
County of Rutherford

Personally appeared before me Richard Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March, 2018.

Notary Public: Megan Trussell
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021