WARRANTY DEED

Bill Garrett
Batch# 75956
04/03/2018 02:06:12 PM
Fees: $13.00 Taxes: $1,120.73

Davidson County
DEEDWARR
2 pgs

20180403-0031179

DELWORTH DAVID STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

B-ELAM-18-209

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)
Anabel Anderson	**Acopia, LLC**	
(NAME)	(NAME)	**034-16-0D-001.00-CO**
209 Warren Court	**306 Northcreek Blvd, Suite 100**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**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, **JASON OGGS, MARRIED AND JAMES BROWN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANABEL ANDERSON, UNMARRIED,** 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 Davidson County, Tennessee, being Unit No. A, 209 Warren Court Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 209 Warren Court Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170322-0027787, 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 a part of the same property conveyed to Equity Trust Company, Custodian fbo Edward W. Meek, IRA, a 1/2 undivided interest and Equity Trust Company, Custodian fbo DeEtta Brewer, IRA, a 1/2 undivided interest by Warranty Deed from Larry Powell Builders, Inc. of record in Instrument No. 20160205-0011327 Register's Office for Davidson County, Tennessee, dated February 4, 2016 and recorded on February 5, 2016.

Being a portion of the same property conveyed to Jason Oggs and James Brown by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA a 1/2 undivided interest and Equity Trust Company, Custodian FBO DeEtta Brewer IRA, a 1/2 undivided interest, Equity Trust Company, Custodian FBO DeEtta Brewer, IRA of record in Instrument No. 20170322-0027786 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 22, 2017. Said property is not and has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041769, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170322-0027787, Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20151008-0102704, in the Register's Office for Davidson County, Tennessee.
- Water Quality Detention Pond of record in Instrument Number 20040903-0107083, in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth of record in Instrument Number 20020115-0006172 and Instrument No. 20151008-0162704, in the Register's Office for Davidson County, Tennessee.
- Charter of 209 Warren Court Townhomes Homeowners' Association, Inc. of record in Instrument Number 20170405-0033199, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20020130-0013415, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20170322-0027786 in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Warren Court, Old Hickory, Tennessee 37138**.

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 30th DAY OF MARCH, 2018.

Jason Oggs

James Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON OGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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