Bill Garrett Davidson County
Batch# 87988 DEEDWARR
05/03/2018 02:14:57 PM 2 pgs
Fees: $13.00 Taxes: $776.63
20180503-0042391

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0748

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $209,900.00

Affiant

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
[illegible] TN 37203

SUBSCRIBED AND SWORN TO BEFORE ME THIS
26th day of April, 2018

Notary Public
Commission Expires: 03-03-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shad Acker 2316 Modena Drive Nashville, TN 37214	New Owner	084-11-0-165.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Dean, Successor Trustee of The 2316 Modena Drive Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shad Acker and Melanne Acker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 212 on the Plan of A Subdivision of C.R. Quarles Lands, Maplecrest of record in Plat Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 212 fronts 100 feet on the North side of Modena Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Amanda Dean, Trustee of The 2316 Modena Drive Trust by Warranty deed from Richard Lewis, married and Lacretia A. Raines, unmarried of record in Instrument No. 20180305-0020364 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 5, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2316 Modena Drive, Nashville, TN 37214.

Being the same property conveyed to Amanda Dean, Trustee of The 2316 Modena Drive Trust by Warranty deed from Richard Lewis, married and Lacretia A. Raines, unmarried of record in Instrument No. 20180305-0020364 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 5, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of April, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 2316 Modena Drive Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2018.

Notary Public

My commission expires: 5-5-19