Bill Garrett Davidson County
Batch# 98708 DEEDWARR
06/01/2018 08:34:30 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80
20180601-0052073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00.

Affiant

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

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

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

R-VRES-18-6544

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)
Jubanic G. Campos Santos and Nayeli Garcia	Acopia llc	
(NAME) **6544 Westfall Drive**	(NAME) 306 Northcreek Blvd Ste 100	126-16-0A-089.00-CO
(ADDRESS) **Nashville, TN 37221**	(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, **VICTORIA F. KNIGHT AND ROBERT KNIGHT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUBANIC G. CAMPOS SANTOS AND NAYELI GARCIA, 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 Davidson County, Tennessee, being Lot No. 89 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 & 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Victoria F. Knight and Robert Knight, wife and husband by Warranty deed from Henry R. Skelton and wife, Diane G. Skelton of record in Instrument No. 20140804-0069457 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 04, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20011026-0117231, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011101-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space and common area to HOA in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities to Harpeth Valley Utility District in Book 7526, page 315, Book 7526, Page 318, Book 7526, Page 324, and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
- Declaration of Road and Utilities Access Easement in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.
- Landscape Agreement in Instrument No. 20010919-0101280, 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: **6544 Westfall Drive, Nashville, Tennessee 37221**.

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 MAY, 2018.

Victoria F. Knight

Robert Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA F. KNIGHT, 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 May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT KNIGHT, 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 May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Angela R. Windham, a notary public for said county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020