Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0655

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 99292 DEEDWARR
06/01/2018 02:26:51 PM 2 pgs
Fees: $13.00 Taxes: $1,805.60
20180601-0052490

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason W Robinson 1510 A Wendell Ave Nashville, TN 37206	Acopia LLC, ISAOA, ATIMA 306 Northcreek Blvd, Ste 100 Goodlettsville, TN 37072	P/O 073-13-0-055.00

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,

Jackson Valley Land Partners, LLC

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

Jason W Robinson and Katherine C Robinson, husband and wife

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 Unit A, on the plan of 1510 Wendell Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, pursuant to the Horizontal Property Act of the State of Tennessee, codified at Tenn. Code Ann. 66-27-101 through 123, and being set out in Declaration of Protective Covenants, Conditions and Restrictions, of record in Instrument No. 20171109-0115730, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, including the plat which is set out as Exhibit "B", and the By-Laws of 1510 Wendell Cottages Owners Association, Inc., as set out as Exhibit D, of Instrument No. 20171109-0115730, aforesaid Register's Office.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Margaret Elaine Word of record in Instrument No. 20170821-0085776 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 21, 2017.

Being a portion of the same property conveyed to Margaret Elaine Word by Quitclaim deed from James Glen Word of record in Book 11067, page 96 Register's Office for Davidson County , Tennessee, dated July 28, 1998 and recorded on August 14, 1998.

Being the same property conveyed to James G. Word by Cash deed from Secretary of Housing and Urban Development of record in Book 8338, page 574, Register's Office for Davidson County, Tennessee, dated April 23, 1991 and recorded on April 26, 1991.

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: 1510 A Wendell Ave, Nashville, TN 37206.

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 25th day of May, 2018.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of May, 2018.

Notary Public

My Commission Expires: 1/19/22

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON