WARRANTY DEED

Bill Garrett Davidson County
Batch# 100562 DEEDWARR
06/05/2018 10:26:47 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180605-0053581

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE 2018.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Lee Waterston	**Accopia, LLC**	**148-16-20.00**
(NAME)	(NAME)	
659 Olive Branch Road	**336 Northcreek Blvd, Ste 100**	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **STEVE L. SOWARD, JR., A MARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL LEE WATERSTON**, 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. 227 on the Plan of Debra Heights, Section Two of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve L. Soward, Jr., unmarried, by Warranty Deed, from Craig Gibbs and wife, Trudi Gibbs, executed December 23, 1998, and recorded January 5, 1999, of record in Book 11283, page 401, Register's Office for Davidson County, Tennessee with a Correction of Acknowledgment of record in Instrument Number 20120403-0027991, said Register's Office.

unimproved ☐
This is improved ☒ property, known as

814 Reeves Road		**Antioch, TN**	**37013**
(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 3700, page 39, said Register's Office and (c) Restrictions of record in Book 3949, page 404 said Register's Office.

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE PROPERTY HEREIN CONVEYED IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

Witness my hand this 4th day of June 2018.

Steve L. Soward Jr.

Steve L. Soward, Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Steve L. Soward, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of June 2018.

Commission expires: May 3, 2020

Notary Public

