# WARRANTY DEED

Bill Garrett Davidson County
Batch# 109875 DEEDWARR
06/28/2018 11:43:54 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20180628-0062499

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-135

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Lucas A. Taylor and Stacy L. Molen | New Owner | 1101-00-0-35.00 |
| (NAME) 525 Hickory Trail Drive | (NAME) Acopia LLC 320 Northcreek Blvd # 100 | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **BRADLEY HERNANDEZ, AN UNMARRIED MAN** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **LUCAS AARON TAYLOR, AN UNMARRIED MAN, AND STACY LYNNE MOLEN, AN UNMARRIED WOMAN** 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. 7 on the Plan of Resubdivision of Lots 6 and 7 of Hickory Trail Farms, Section 1 of record in Plat Book 4885, Page 115, 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 Bradley Hernandez by Warranty deed from Jeffrey H. Levy and wife, Kathryn K. Levy of record in Instrument No. 20150902-0089718 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 525 Hickory Trail Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 26TH day of June, 2018.

Bradley Hernandez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Bradley Hernandez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

