Bill Garrett Davidson County
Batch# 113757 DEEDWARR
07/09/2018 03:28:12 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20180709-0066209

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2018.

Notary Public
MY COMMISSION EXPIRES: 11-5-2018
File No. G18-2239D

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mourad Boumrar and Amina Gherzouli, husband and wife (NAME)	Acopia, LLC (NAME)	033-15-0-016.00
825 Apple Valley Road (STREET ADDRESS)	306 Northcreek Blvd, Ste 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Charles Richard Jarrell, Jimmy Hunter Jarrell, Judith Ann Vandohlen and William Terry Jarrell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mourad Boumrar and Amina Gherzouli, 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 Lot No. 188 on the plan of Primrose Acres, Section 2, as shown by plat of record in Plat Book 2900, Page 43, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Claude Jarrell and wife, Sue Hunter Jarrell from Gaines and Gregory Construction Company, Inc., by deed dated September 6, 1960 of record in Book 3129, page 259, in the Register's Office for Davidson County, Tennessee.

The said William Claude Jarrell having since died on June 9, 2001 thereby leaving property vested in Sue Hunter Jarrell as surviving tenant by the entirety.

The said Sue Hunter Jarrell having since died on February 7, 2018, leaving her children, Judith Ann Vandohlen, William Terry Jarrell, Jimmy Hunter Jarrell and Charles Richard Jarrell as her sole heirs at law. Refer to Affidavit of Heirship of record in Instrument No. 20180709-0066206, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Restrictions as recorded in Book 3000, page 238 and Book 2965, page 520, Register's Office for Davidson County, Tennessee.**
2. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 43, Register's Office for Davidson County, Tennessee.**
3. **Easement for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Book 6229, page 573, Register's Office for Davidson County, Tennessee.**

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Charles Richard Jarrell is signed by his duly appointed Attorney-in-fact Judith Vandohlen, pursuant to the Power of Attorney recorded in Instrument # 20180709-0066208, said Register's Office.
The signature of Jimmy Hunter Jarrell is signed by his duly appointed Attorney-in-fact Judith Vandohlen, pursuant to the Power of Attorney recorded in Instrument # 20180709-0066207, said Register's Office.

This is improved property, known as 825 Apple Valley Road, Madison, TN 37115.

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. Whenever 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 5th day of July, 2018.

CHARLES RICHARD JARRELL

By: Charles Richard Jarrell by Judith Vandohlen, Attorney-in-Fact — July 05, 2018 Date

JIMMY HUNTER JARRELL

By: Jimmy Hunter Jarrell by Judith Vandohlen, Attorney-in-Fact — July 05, 2018 Date

Judith Ann Vandohlen — July 05, 2018 Date

William Terry Jarrell — July 05, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Judith Ann Vandohlen and William Terry Jarrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of July, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Judith Vandohlen, Attorney-in-Fact for Charles Richard Jarrell and Jimmy Hunter Jarrell, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO: **SMITH.SHOLAR.MILLIKEN.PLLC.**
P.O. BOX 663
GALLATIN, TN 37066