RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

Bill Garrett Davidson County
Batch# 125093 DEEDWARR
08/07/2018 09:21:16 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20180807-0077397

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Michael Edward Drewry
Affiant

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2018.

Jennifer A Hoffman
Notary Public
MY COMMISSION EXPIRES: 6/18/19
File No. G18-2769

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Edward Drewry and Bridget Drewry (NAME)	Acopia, LLC (NAME)	034-01-0E-011.00-C
120 Cobblestone Place Drive (STREET ADDRESS)	306 Northcreek Blvd Ste100 (STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **LeShuan D. Oliver and Charlane Oliver, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Edward Drewry and Bridget Drewry, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 11 of the Cobblestone | | Townhomes, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended. Tennessee Code Annotated, and as established by a Declaration of Protective Covenants. Conditions and Restrictions for Cobblestone ll Townhomes of record in Instrument No. 20160401-0031281, as corrected in Insthment No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and InstrUment No. 20180424-0038505, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Cobblestone ll Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305. said Register's office, and as shown on Final Plat, a Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Leshuan D. Oliver and Charlane Oliver, husband and wife by Deed dated May 18, 2011, recorded May 20, 2011, in Instrument Number 20110520-0038748, in the Register's Office of Davidson County, Tennessee.

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

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.

2. Easement for Grant of Transmission Line of record in Book 2443, Page 558, Register's Office for said County.

3. Easement for Sanitary Sewers of record in Book 4468, Page 456; Book 4468, Page 452; Book 4362, Page 980; and Book 4468, Page 468, Register's Office for said County.

4. Easements for Communications Systems Right of Way of record in Instrument 20020215-0019975 and Book 7030, Page 407, Register's Office for said County.

5. Easement for 50' wide perpetual Ingress/Egress of record in Instrument 20060628-0077506, Register's Office for said County.

6. Easement of record in Book 11248, Page 927 and Instrument 20090114-0003605, Register's Office for said County.

7. Memorandum of PCS Site Agreement of record in Book 9960, Page 658, Register's Office for said County.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument 20080612-0060827, Register's Office for said County.

9. Restrictions as recorded in Book 2271, Page 71; Book 3870, Page 687; Instrument 20081229-0123139 amended in Instrument 20160401-0031279; and termination in Instrument 20161010-0106675, 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.
This is improved property, known as 120 Cobblestone Place Drive, Goodlettsville, TN 37072.

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 2nd day of August, 2018.

LeShuan D. Oliver

Charlane Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2018, before me personally appeared LeShuan D. Oliver and Charlane Oliver, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of August, 2018.

Notary Signature
My commission expires: 6/22/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066