(1)

Bill Garrett Davidson County
Batch# 134086 DEEDWARR
08/28/2018 11:07:15 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180828-0085115

WARRANTY DEED

GEORGETTE R. KENNEDY
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 $210,000.00

Lynn J Baluch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF AUGUST, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wendy Ann Cholewa	Acopia LLC	086 10 0B 124.00
(NAME)	(NAME) 306 Northcreek Blvd. Suite 100	
124 Noel Cove Circle	(ADDRESS)	
(ADDRESS)	Goodlettsville, TN 37072	
Hermitage, TN 37076	(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nathaniel F. Dallas, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy Ann Cholewa, an unmarried woman**, hereinafter called the Grantee, her 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 No. 124 on The Plan of Noel Cove Townhomes, as shown in the Master Deed of Record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathaniel F. Dallas, a single person by Warranty Deed from Terry Jay Tannehill and Sheila Tannehill, husband and wife dated December 23, 2015 and recorded December 30, 2015 as Instrument No. 20151230-0131210, in said Register's Office for Davidson County, Tennessee.

Amy Dallas, wife of Nathaniel F. Dallas hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 124 Noel Cove Circle, Hermitage, TN 37076

File Number: FRN-186474SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 27th day of August, 2018.

Nathaniel F. Dallas

Amy Dallas

Amy Dallas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

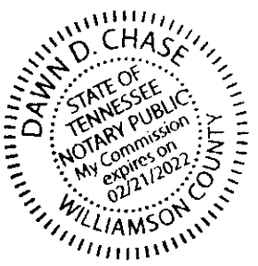
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nathaniel F. Dallas and Amy Dallas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2018.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-186474SSO