(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Y Johnson Davidson County
Batch# 174224 DEEDWARR
12/14/2018 11:58:29 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90

20181214-0121890

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $347,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 7th day of December, 2018.

Notary Public

My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wayne M. Garrison, Jr. **Jennifer B. Garrison**	Acopia, LLC	**156050A01200CO**
806 Silkwood Drive	306 Northcreek Blvd. Ste 100	
Nashville, TN 37221	Goodlettsville, TN 37072	

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 HEREBY ACKNOWLEDGE, WE,

Chad Dixon and Paola Montes Salgado a/k/a Paola Dixon, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne M. Garrison, Jr. and Jennifer Garrison, 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 Unit No. 12, on the plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 Chad Dixon and Paola Montes Salgado a/k/a Paola Dixon, husband and wife, by Warranty Deed from Danco Development, Inc. DBA Franklin Heritage Homes, a Tennessee Corporation, dated May 13, 2016, of record in Instrument No. 20160516-0048575, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Electrical Permit of record in Book 7511, page 561, re-recorded in Book 7512, page 319, re-recorded in Book 7611, page 418, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 806 Silkwood Drive, Nashville, TN 37221.

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 in 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.

_____ Date: 7 Dec 2018
Chad Dixon

PAOLA Montes Salgado Paola Dixon Date: 07 DEC 2018
Paola Montes Salgado a/k/a Paola Dixon

STATE OF FL

COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Chad Dixon and Paola Montes Salgado, the within named Grantor(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, at office, this 7th day of December 2018.

M Medina
NOTARY PUBLIC

MIRIAM MEDINA
Notary Public - State of Florida
Commission # FF 954354
My Comm. Expires May 3, 2020
Bonded through National Notary Assn.

My Commission Expires: 5-3-18