RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811263

Karen Y Johnson Davidson County
Batch# 175176 DEEDWARR
12/18/2018 10:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20181218-0122805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

NOTARY PUBLIC

My commission expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney W. Sutton 1221 Scarcroft Lane Nashville, TN 37221	Acopia LLC 306 Northcreek Blvd Ste 100 Goodlettsville, TN 37072	141-05-0-A-225.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fourteen Thousand and 00/100 Dollars ($314,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FOLASADE A. ARINZE, MARRIED, AND HUSBAND, PATRICK ARINZE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **WHITNEY WYCE SUTTON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN being Lot No. 225 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Folasade A. Arinze, married, and husband, Patrick Arinze, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 9/17/2012, recorded 9/20/2012, of record in Instrument No. 20120920-0085726, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1221 Scarcroft Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of December, 2018.

FOLASADE A. ARINZE

PATRICK ARINZE

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public, Folasade A. Arinze and Patrick Arinze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th 14th day of December, 2018.

Notary Public

Michelle James
Printed Notary Name

My commission expires: 7/24/2021

OFFICIAL SEAL
MICHELLE JAMES
Notary Public, Georgia
COBB COUNTY
My Commission Expires
JULY 24, 2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201812180122805