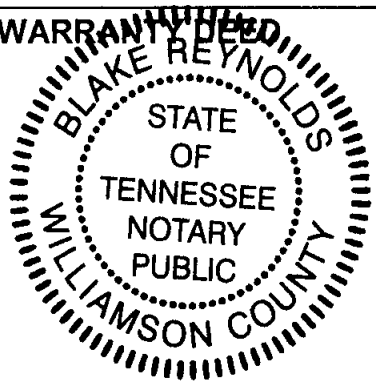
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte M. Patten	Acopia LLC	062020A23500CO
(NAME) 2941 River Bend Drive	(NAME) 306 Northcreek Blvd. Ste 100	Karen Johnson Davidson County Batch# 191412 **DEEDWARR** 02/04/2019 11:19:30 AM 2 pgs Fees: $13.00 Taxes: $844.71
(ADDRESS) Nashville, TN 37214	(ADDRESS) Goodlettsville, TN 37072	20190204-0010319
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Karys Bennett and Benjamin Cunningham, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Charlotte M. Patten, an unmarried woman, hereinafter called the GRANTEE(S), her 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. 227 on the Plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karys Bennett and Benjamin Cunningham by Warranty Deed from Mark Dwaine Berry and Deborah Berry, husband and wife, dated February 29, 2016 and recorded March 02, 2016 of record in Instrument No. 20160302-0019678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 995 and Plat Book 9700, Page 409, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 6851, Page 370, Amended recorded as Book 6982, Page 747 and Bylaws recorded as Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
Easement recorded in Book 3959, Page 595 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 2022, Page 83 and Book 1163, Page 341 in the Register's Office of Davidson County, Tennessee.
Grant and Indemnity Agreement, including terms and conditions thereof as recorded in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
Charter and Articles of Incorporation River Trace Homeowners Association, Inc., Recorded as Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2941 River Bend Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of February, 2019.

Karys Bennett

Benjamin Cunningham

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karys Bennett and Benjamin Cunningham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of February, 2019.

Notary Public:
My Commission Expires: 2-12-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027