WARRANTY DEED

Karen Johnson Davidson County
Batch# 265345 **DEEDWARR**
08/01/2019 03:41:39 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20190801-0076270

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

File No. TE0005274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Vadon M. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vadon M. Willis	ACOPIA, LLC	
(NAME)	(NAME)	
3124 Earhart Rd	306 NORTH CREEK BLVD, STE 100	098-00-0-028.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076	GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Regal Homes Co., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vadon M. Willis, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Earhart Pike, being the north east corner of a tract conveyed to Roy Ballentine and wife, Dorothy Ballentine, said point being 110 ft. easterly from the northeasterly corner of a tract conveyed to Ben Allen Foster and wife, Christine Foster, dated Oct. 1, 1947, of record in Book 1534, Page 500, RODC, and being 260 ft. east of the northeasterly corner of the land owned by Oakley Eakes; thence easterly with center of said Earhart Pk., 110 ft. to a point; thence at right angles southerly and parallel with said Roy Ballentine's easterly line and also easterly line of said Ben Allen ' Foster, 157 ft. more or less, to a point marked by a stake; thence at right angles, westerly, parallel with southerly margin of Ear hart Pk., 110 feet to the southeast corner of the said Roy Ballentine's corner; thence, at right angles, northerly, with easterly line of said Roy Ballentine's land, 157 feet, more or less, to the center of Earhart Pk., the point of beginning.

Being the same property conveyed to Regal Homes Co., by Warranty Deed from Matrell Harper, unmarried, of record in Instrument No. 20181011-0100997, in the Register's Office of Davidson County, Tennessee, dated October 11, 2018 and recorded on October 11, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3124 Earhart Rd, Hermitage, TN 37076

(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 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. 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 my hand this 26th day of July, 2019.

Regal Homes Co.

By: Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Regal Homes Co., a Tennessee Corporation, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand this 26th day of July, 2019.

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE