WARRANTY DEED

Karen Johnson Davidson County
Batch# 297717 DEEDWARR
10/08/2019 02:29:35 PM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20191008-0103118

O-EXIT-19-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adrian Moore	**Acopia, LLC**	
(NAME) **1003 Neelys Bend Road**	(NAME) **306 Northcreek Blvd, Suite 100**	**052-07-0-032.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Goodlettsville, TN 37072**	
(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 consideration, the receipt of which is hereby acknowledged, **COLIN ELLIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIAN MOORE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, Final Plat Lots 1, 2 & 3 @Neelys Bend Rd., as shown by plat of record din Instrument No. 20190920-0095783, Register's Office of Davidson County, Tennesse, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fred R. York and Joan T. York, husband and wife, by Warranty Deed from James Vincent Fudoli, Jr. and wife, Cynthia L. Fudoli, dated July 19, 1996 and recorded July 26, 1996 in Book 10133, Page 472, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Joan T. York and Fred R. York, dated August 28, 2018 and recorded August 30, 2018 in Instrument No. 20180830-0086165, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Colin Ellis by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180830-0086166 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on August 30, 2018. Kacy Ellis, spouse of Colin Ellis joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years..
- Subject to all matters shown on the Plan of record as Instrument Number 20190920-0095783, Register's Office of Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Neelys Bend Road, Madison, Tennessee 37115**.

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), their heirs and 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), 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/our hand(s) this the 4th DAY OF OCTOBER, 2019.

Colin Ellis

Kacy Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN ELLIS, the within named bargainor, 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 and official seal, this the 4th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KACY ELLIS, the within named bargainor, 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 and official seal, this the 4th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212