# WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

G-AM-19-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(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) |
|---|---|---|
| **Darlene Frances Fountain and Timothy M. Fountain** | **Acopia, LLC** | |
| (NAME) | (NAME) | |
| **604 Kennington South** | **306 Northcreek Blvd, Suite 100** | **108-04-0A-021.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **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, **STEPHEN M. LENTZ AND KERRI J. TOBIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARLENE FRANCES FOUNTAIN AND TIMOTHY M. FOUNTAIN, WIFE AND HUSBAND,** 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. 21 on the Plan of Section One, Villages of Larchwood of record in Plat Book 7900, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen M. Lentz and Kerri J. Tobin, husband and wife by Warranty deed from Tonya K. Russell-Shisler, married of record in Instrument No. 20070604-0065790 Register's Office for Davidson County, Tennessee, dated June 01, 2007 and recorded on June 04, 2007.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plat of record in Plat Book 7900, Pages 104 and 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8067, Page 792, as amended and restated in Book 8150, Page 765 and in Book 8495, Page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8067, Page 801, amended and restated in Book 8150, Page 776, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Villages of Larchwood Property Owners Association of record in Book 8376, Page 933, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for open space to Owners Association of record in Book 8400, Page 677, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Kennington South, Nashville, Tennessee 37214**.

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.

Karen Johnson Davidson County
Batch# 305926 DEEDWARR
10/24/2019 03:54:09 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20191024-0109316

Witness my/our hand(s) this the 21st DAY OF OCTOBER, 2019.

Stephen M. Lentz by Kate Nyquist, Attorney in Fact
Stephen M. Lentz by Kate Nyquist,
Attorney in Fact

Kerri J. Tobin by Kate Nyquist, Attorney in Fact
Kerri J. Tobin by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN M. LENTZ AND KERRI J. TOBIN, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN M. LENTZ AND KERRI J. TOBIN.

Witness my hand and official seal, this the 21st of October, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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