WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-5497

WARRANTY DEED

Karen Johnson Davidson County
Batch# 311378 DEEDWARR
11/05/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20191105-0114396

G-RF-19-3133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

WESSLEY INSCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(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)
John Parton and Kelly Parton	Acopia LLC	
(NAME)	(NAME)	**173-10-0A-089.00-CO**
3133 Barnes Bend Drive	3060 Northcreek Blvd	
(ADDRESS)	(ADDRESS) Ste 100	
Antioch, TN 37013	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, **ERIC WARD AND WIFE, LAUREN WARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PARTON AND KELLY PARTON, HUSBAND AND WIFE,** 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. 65 on the Plan of Section 1, Phase 2 Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20060914-0114185, 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 Eric Ward and wife, Lauren Ward by Warranty deed from Brian Roland and wife, Krista Roland of record in Instrument No. 20130905-0093495 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on September 05, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- All matters as shown of record in Instrument No. 20060914-0114185, Revised in Instrument No. 20071003-0117933, 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 Instrument No. 20050524-0058309, Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6515, page 495, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument No.20020408-0042673, Instrument No. 20020722-0087469 and Instrument No. 20050524-0058216, Register's Office for Davidson County, Tennessee.
- All matters on Plan of Resubdivision of Lot 1, Granville L. Seiner Subdivision, of record in Book 6050, page 146, Register's Office for Davidson County, Tennessee.
- Quitclaim deed for Open Space of record in Instrument Number 20100520-0039082, 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: **3133 Barnes Bend Drive, Antioch, Tennessee 37013**.

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 5th DAY OF NOVEMBER, 2019.

Eric Ward

Lauren Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC WARD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN WARD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

