Karen Johnson Davidson County
Batch# 331890 DEEDWARR
12/18/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.33
20191218-0130732

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7295

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan Lee Hankins and Carolyn Faulkner Hankins (NAME)	Acopia, LLC (NAME)	160-11-0-031
4502 Franklin Pike (STREET ADDRESS)	306 Northcreek Blvd., Suite 100 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William H. Stephens, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Lee Hankins and Carolyn Faulkner Hankins, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 131 on the Plan of Hearthstone, Phase 5, of record in Book 6250, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Stephens and wife, Shirley L. Stephens by Deed dated June 16, 1988, recorded June 20, 1988, in Book 7577, Page 814, in the Register's Office of Davidson County, Tennessee. The said Shirley L. Stephens died September 16, 2019 leaving William H. Stephens as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 2, Register's Office for Davidson County, Tennessee.
2. Easements for Water Mains and Sewers of record in Book 7026, Page 844 and Book 7026, Page 950, Register's Office for said County.
3. Restrictions as recorded in Book 5409, Page 485; Book 5479, Page 422; Book 6293, Page 984; Book 7053, Page 982; Book 9945, Page 958; and Book 11331, Page 828, Register's Office for Davidson County, Tennessee.
4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 416 Manor View Lane, Brentwood, TN 37027.

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. Whenever 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 17th day of December, 2019.

William H. Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2019, before me personally appeared William H. Stephens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2019.

Notary Signature
My commission expires:

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-17-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY