WARRANTY DEED

Karen Johnson Davidson County
Batch# 354549 DEEDWARR
02/06/2020 02:56:17 PM 2 pgs
Fees: $13.00 Taxes: $436.60
20200206-0014136

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

W-SB-CL-20-555-D95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Andrew Steva	**Acopia, LLC**	
(NAME) **555 N Dupont Ave #D-95**	(NAME) **306 Northcreek Blvd, Suite 100**	**043-10-0B-095.00-CO**
(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, **THE RICHARD SANDLER REVOCABLE LIVING TRUST, DATED APRIL 29, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW STEVA, AN UNMARRIED MAN,** 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 Unit No. D-95, on the Plan of Madison Park Condominium, according to the Master Deed of record in Book 5462, Page 614, as Corrected in Book 5608, page 551, and the Addendum to the Master Deed recorded in Book 8014, Page 416, and as shown on Plat recorded in Book 5200, Page 179, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more Particular description

Being the same property conveyed to Richard Aaron Sandler by Warranty Deed from Andrew E. Bunel, Jr., and wife Mary Ann Bunel and Andrew Bunel, unmarried of record in Instrument No. 20081216-0120422 Register's Office for Davidson County, Tennessee, dated December 02, 2008 and recorded on December 16, 2008.

Being the same property conveyed to Richard Sandler Revocable Living Trust with Richard A. Sandler acting as the Trustee by Quitclaim Deed from Richard A. Sandler, a single individual of record in Instrument No. 20190919-0095322 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on September 19, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Book 5200, Pages 179 through 182, Inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5462, Page 625 and as amended in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20180426-0039523 and Instrument No. 20181129-0116533, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053 and 20150813-0081222, in the Register's Office for Davidson County, Tennessee.
- Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument Number 20170327-0029689, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20151130-0120247, in the 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: **555 N Dupont Ave #D-95, 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 3rd DAY OF FEBRUARY, 2020.

The Richard Sandler Revocable Living Trust, dated April 29, 2019

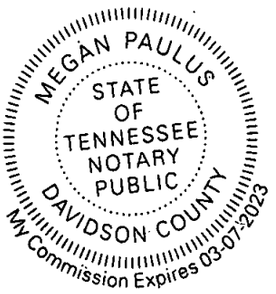
BY: _____
Richard Sandler
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD SANDLER, TRUSTEE of THE RICHARD SANDLER REVOCABLE LIVING TRUST, DATED APRIL 29, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of February, 2020.

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



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