(1)

Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5720

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2020

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

Karen Johnson Davidson County
Batch# 354681 DEEDWARR
02/07/2020 08:38:16 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20200207-0014296

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirsten Summers Jason Summers 5314 Missionary Way Brentwood, TN 37027	Acopia, LLC 306 Northcreek Blvd. Ste. 100 Goodlettsville, TN 37072	181-10-0E-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Norman D. Zgonce and Sylvia M. Valdez, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kirsten Summers and Jason Summers, wife and husband**, hereinafter called the Grantee(s), 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. 4 on the Plan of High Point, Phase One, Section One of record in Plat at Instrument No. 20101216-0100068, 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 Norman D. Zgonce and Sylvia M. Valdez, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120423-0034622 Register's Office for Davidson County, Tennessee, dated April 20, 2012 and recorded on April 23, 2012.

This is improved property located at: **5314 Missionary Way, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2020.

GRANTOR:

Norman D. Zgonce

Sylvia M. Valdez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Norman D. Zgonce and Sylvia M. Valdez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2020.

Notary Public
My Commission expires: 4-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.