Karen Johnson Davidson County
Batch# 663087 DEEDWARR
06/23/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20210623-0084799

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of June, 2021.

_____
Notary Public
MY COMMISSION EXPIRES: 3/17/22
File No. G21-12916

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Casey Barnes and Kaytlyn Lewis (NAME) 908 Weststar Court (STREET ADDRESS) Nashville, TN 37138 (CITY) (STATE) (ZIP)	Acopia LLC (NAME) 1176 Nashville Pike (STREET ADDRESS) Gallatin, TN 37066 (CITY) (STATE) (ZIP)	043-04-0A-032-00

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, **Brandon Key Thompson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Casey Barnes, an unmarried man and Kaytlyn Lewis, an unmarried woman**, 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. 32 on the plan of Re-Subdivision of Lots 30, 31, 32, River Landing, Section 1, Phase 1, of record in Instrument 20070125-0010292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Brandon Key Thompson, unmarried by Quitclaim Deed dated June 11, 2021, of record in Instrument Number 20210621-0083254, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20180201-0010392, dated January 26, 2018 and Scriviners Affidavit of record in Instrument 20090721-0068101, Register's Office for said County.

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 Instrument 20070125-0010292, Register's Office for Davidson County, Tennessee.

2. Restrictions, Reservations, Homeowners Association and Easements of record in Instrument 20060815-0100349, Register's Office for said County.

3. Assignment of Developer Rights of record in Instrument 20180416-0035510, Register's Office for said County.

4. Homeowners Association Charter of record in Instrument 20150611-0055225, Register's Office for said County.

5. Conveyance of Common Areas of record in Instrument 20180416-0035511, Register's Office for said County.

6. Notice of Acceeptance of Public Infrastructure of record in Instrument 20160811-0083768, Register's Office for said County.

7. Utility Easement of record in Book 4859, Page 951, Register's Office for said County.

8. Utility Easement of record in Book 8274, Page 619 and Book 8274, Page 624, Register's Office for said County.

9. Storm Water Detention Agreement of record in Instrument 20030710-0096041, Register's Office for said County.

10. Restrictions as recorded in Instrument 20060502-0050264 and Instrument 20060620-0073693 amended and restated in Instrument 20150520-0046604 amended in Instrument 20151202-0121305; 20160927-0101746; 20170413-0036210 and 20180817-0081820, Register's Office for Davidson County, Tennessee.

11. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 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 908 Weststar Court, Old Hickory, TN 37138.

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 June, 2021.

x _____
Brandon Key Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2021, before me personally appeared Brandon Key Thompson, 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 June, 2021.

_____
Notary Signature
My commission expires: 3/21/23

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

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 Heather Case, 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.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024