WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Esther Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2022.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

G-BMR-22-03725

Karen Johnson Davidson County
Batch# 919551 **DEEDWARR**
09/21/2022 10:19:43 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220921-0104909

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)
Chloe R. Kelly	**Acopia, LLC**	
(NAME)	(NAME)	
3725 Waterford Way	**306 Northcreek Blvd, Suite 100**	**151-01-0A-007.00**
(ADDRESS)	(ADDRESS)	
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, **MORGAN WHITLEY SMALLWOOD AND BRYAN TIMOTHY YATES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHLOE R. KELLY, AN UNMARRIED WOMAN,** 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. 7 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, 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 Morgan Whitley Smallwood and Bryan Timothy Yates, as joint tenants by Warranty Deed from Timothy H. Herndon and wife, Angela G. Herndon of record in Instrument No. 20200622-0067087, Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 444 through 447, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381 and Instrument No. 20020719-0087288, Register's Office for Davidson County, Tennessee.
- By-Laws of Chatham Pointe Homeowners Association, Inc., of record in Book 8679, Page 446, Register's Office for Davidson, County, Tennessee.
- Charter for Chatham Pointe Homeowners Association, Inc., of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, in the Register's Office for Davidson County, Tennessee.
- Flowage and roadway easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 7748, Page 440 and Book 9698, Page 104, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains of record in Book 7748, Page 493 and Book 9698, Page 51, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7748, Page 444, 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: **3725 Waterford Way, 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 15th DAY OF SEPTEMBER, 2022.

Morgan Whitley Smallwood

Bryan Timothy Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN WHITLEY SMALLWOOD, 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 15th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN TIMOTHY YATES, 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 15th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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