This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080372

Davidson County DEEDWARR
Recvd: 11/20/08 11:03 2 pgs
Fees:13.00 Taxes:580.90
20081120-0114270

Send Tax Bills To:
Acopia, LLC
306 W. Creek Blvd. Ste. 100
Goodlettsville, TN 37072

New Owner is:

Samuel Letherer
187 Nashboro Greens
Nashville, TN 37217

MAP: 135-11-0C
PARCEL: 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kevin Charles Nanna, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel Letherer, and unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 223 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 18, Phase Two, as shown by plat appearing of record in Plat Book 9700, page 968, amended in Instrument Number 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kevin Charles Nanna, an unmarried person, by Warranty Deed from Greenvale Construction, LLC, a Limited Liability Company, dated 11-15-05 and recorded 11-23-05 in Instrument Number 20051123-0141912, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KCN

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of Nov., 2008.

GRANTOR(S):

KEVIN CHARLES NANNA

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **KEVIN CHARLES NANNA, AN UNMARRIED PERSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this ~~the this the~~ 14th day of Nov., 2008.

NOTARY PUBLIC

My Commission Expires: 9.26.09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$157,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 14th day of Nov., 2008.

NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009