WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of January, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian A. Montgomery	Acopia, LLC	Parcel ID:
817 Rachels View	306 Northcreek Blvd., Suite 100	07507022800
Hermitage, TN 37076	Goodlettsville, TN 37072	

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 hereby acknowledged, we

Thomas C. Daniels, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian A. Montgomery

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:

BEING Lot No. 53-A, Zone Lot Division, Lots Nos. 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel's Square, Section Two, of record in Book 6250, Page 541, amending Book 5200, Pages 623, 624, and 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Daniels, unmarried, by deed from Ramona E. Horn-Fox, married, of record in Instrument 20020404-0040978, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6455, Page 135; Book 6619, Page 777; Book 8030, Page 757; and Book 6619, Page 782, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 541, amending Book 5200, Pages 623, 624, and 625, said Register's Office; (3) Rules and Regulations of record in Book 11627, Page 594, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 817 Rachels View, Hermitage, TN 37076

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. 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 hand this 29th day of January, 2009.

Thomas C. Daniels

Davidson County DEEDWARR
Recvd: 02/12/09 08:44 2 pgs
Fees:13.00 Taxes:297.48

20090212-0012214

STATE OF Arizona
COUNTY OF Pinal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Apache Jct., Arizona, this 29 day of January, 2009.

My Commission Expires: 6/26/2011

Crystal Finazzo
Notary Public

OFFICIAL SEAL
CRYSTAL FINAZZO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires June 26, 2011