RETURN TO:
PREMIER ESCROW, LLC
501 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

(X) Joi S Chatman
Affiant

Subscribed and sworn to before me this 15th day of May, 2009.

Notary Public
My Commission Expires: _____

09-0157

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joi S. Chatman	Acopia, LLC	102-04-A
409 American Road	306 Northcreek Blvd #100	107.00CO
Nashville, TN 37209	Goodlettsville, TN 37072	

WARRANTY DEED

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 **Robert D. French d/b/a R. D. French Co.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joi S. Chatman, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 107, on the Plan of Hillwood Place Townhomes as an Exhibit to the Master Deed, of record in Instrument Number 20040130-0011736, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert D. French d/b/a R. D. French Co. by deed from T.C. Summers, Inc., a Tennessee corporation, dated March 10, 2004, of record in Instrument Number 20040329-0034744, Register's Office for Davidson County, Tennessee.

Barbara J. French wife of Robert d. French, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **409 American Road, Nashville, TN 37209.**

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.

BILL GARRETT, Davidson County
Trans:T20090034158 DEEDWARR
Recvd: 05/22/09 14:57 2 pgs
Fees:13.00 Taxes:625.30
20090522-0047590

Witness our hands this 15th day of May, 2009.

Robert D. French

Barbara J. French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert D. French and Barbara J. French**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2009.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

