WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090044177 DEEDWARR
Recvd: 07/01/09 12:51 3 pgs
Fees: 18.00 Taxes: 5196.45
20090701-0061360

SHANNON EHLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,404,445.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Elliott and Michael A. Martino	~~New Owner~~ Wells Fargo Home Mortgage	
(NAME)	(NAME)	
3123 Parthenon Avenue, #3	P.O. Box 11701	104-2-1G-3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Newark, NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ACROPOLIS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. ELLIOTT AND MICHAEL A. MARTINO, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No. 3 Acropolis Townhomes, - a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070719-0086032, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Acropolis Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070719-0086932, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Acropolis Partners, a Tennessee General Partnership by deed from Daniel Griffin Norman, of record in Instrument No. 20070305-0026924 and being the same property conveyed to Acropolis Partners, a Tennessee General Partnership by deed from Melody Grace Ray of record in Instrument No. 20070305-0026926, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Acropolis Partners, a Tennessee general partnership of record as Instrument No. 20070912-0109551, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3123 Parthenon Avenue, #3, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of June, 2009.

ACROPOLIS PARTNERS,
A TENNESSEE GENERAL PARTNERSHIP

U. GRANT BROWNING FAMILY, LLC, General Partner

By: _____
U. Grant Browning, President

JBS ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP,
General Partner

By: THE RICHARD J. ELLIS FAMILY, LLC, General Partner

By: _____
Richards J. Ellis, Sole Member

By: GLASSER FAMILY, LLC, General Partner

By: _____
Brian Glasser, Sole Member

By: THE STEPHEN NESTOR FAMILY, LLC, General Partner

By: Stephen Nestor
Stephen Nestor, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amy Adams Gowan, of the state and county aforementioned, personally appeared, Richards J. Ellis, sole member of the Richards J. Ellis Family, LLC, a partner of JBS Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of Acropolis Partners, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand, at office, this 30th day of June, 2009. Amy Adams Gowan
Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amy Adams Gowan, of the state and county aforementioned, personally appeared, Brian D. Glasser, sole member of Glasser Family, LLC, a partner of JBS Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of Acropolis Partners, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand, at office, this 30th day of June, 2009. Amy Adams Gowan
Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amy Adams Gowan, of the state and county aforementioned, personally appeared, Stephen Nestor, sole member of the Stephen Nestor Family, LLC, a partner of JBS Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of Acropolis Partners, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand, at office, this 30th day of June, 2009. Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amy Adams Gowan, of the state and county aforementioned, personally appeared, U. Grant Browning, sole member of U. Grant Browning Family, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of Acropolis Partners, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand, at office, this 30th day of June, 2009. Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010