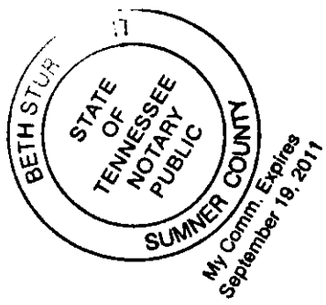
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2525 Lebanon Pike, Ste.101, Bldg.C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L Ivey	**Acopia, LLC**	**03312003200**
(NAME)	(NAME)	
216 Cindy Place	**306 Northcreek Blvd., Ste. 101**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	
(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,

Terry W. Sims and Janet W. Sims, husband and wife, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan L Ivey and wife, Carolyn A Ivey

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 Lot No. 179 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, Page 50, Register's Office for Davidson County, Tennessee, reference which plan is hereby made for a more complete description.

Being the same property conveyed to LEON M. HUNT AND WIFE, MARY H. HUNT by deed from H & W BUILDERS, INC. of record in Book 3794, Page 42 on 07/20/1964 and filed for record on 07/24/1964, Register's Office for DAVIDSON County.

Being the same property conveyed to JOYCE G. GLOWACKI, KENNETH R. WILSON, JANET W. SIMS AND CAROLYN J. WEST, AS TENANTS IN COMMON by deed from MARY H. HUNT, A WIDOW of record in Book 10417, Page 786 on 04/10/1997 and filed for record on 04/15/1997, Register's Office for DAVIDSON County.

Being the same property conveyed to TERRY W. SIMS AND JANET W. SIMS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY by deed from JOYCE G. GLOWACKI, KENNETH R. WILSON, JANET W. SIMS AND CAROLYN J. WEST, AS TENANTS IN COMMON of record in Instrument 200901120002723 on 12/31/2008 and filed for record on 01/12/2009, Register's Office for DAVIDSON County.

unimproved ☒
This is improved ☐ property, known as **216 Cindy Place, Goodlettsville, TN 37072**
(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 **October, 2009.**

BILL GARRETT, Davidson County
Trans:T20090078641 DEEDWARR
Recvd: 11/19/09 09:08 2 pgs
Fees:13.00 Taxes:546.12
20091119-0106434

unimproved ☒
This is improved ☐ property, known as **216 Cindy Place, Goodlettsville, TN 37072**
(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 **October, 2009.**

Terry W Sims
Terry W. Sims

Janet W. Sims
Janet W. Sims

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Terry W. Sims & Janet W. Sims** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **October 30, 2009**

Notary Public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011