WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Jennifer Pittman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY, ATTY **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Pittman	Acopia, LLC	13500017400
(NAME) 2322 Smith Springs Rd.	(NAME) 306 Northcreek Blvd. Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) 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, Juanita D. Pittman, Doris Ann Pittman Noles, Teresa K. Pittman Walker and Jerry Wayne Pittman, as the Devises under the Last Will and Testatment of Aubry Pittman, Jr., deceased,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Pittman, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☑ property, known as 2322 Smith Springs Road, Nashville, TN 37217
(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 9th day of April, 2010.

Juanita D. Pittman

Doris Ann Pittman Nole

Teresa K. Pittman Walker

Jerry Wayne Pittman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of April, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juanita D. Pittman, Doris Ann Pittman Nole, Teresa K. Pittman Walker, and Jerry Wayne Pittman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100023268 DEEDWARR
Recvd: 04/20/10 09:37 2 pgs
Fees: 13.00 Taxes: 333.00
20100420-0029618

File No.: 2010-0088
TN Warranty Deed

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the Second Civil District of Davidson County, Tennessee, described in part according to a loan survey by T. R. Sanford, dated July 11, 1956, as follows:

BEGINNING at a wire fence in the northerly margin of Smith Springs Road, said point being approximately 100 feet easterly from a point which was formerly Charlie Richardson's southeast corner; thence with said fence line northerly 193 feet to an iron pin; thence southwest with a fence line 151 feet, more or less, to a corner of said fence; thence at right angles and following a fence line southeasterly 155 feet to the margin of Smith Springs Road; thence with the margin of said Road, 137 feet, more or less, to the point of beginning.

Being a part of the same property conveyed to Aubra Pittman, Jr. and wife, Mary F. Pittman by deed from W. L. Russell Pomeroy and wife, Mini Ann Pomeroy dated April 8, 1975 and recorded in Book 4903, Page 392, Register's Office for Davidson County, Tennessee. the said Mary Florence Pittman having since died November 2, 1980 and Aubra Pittman, Jr. having since married Juanita D. Pittman. The said Aubra Pittman, Jr. having subsequently died on November 16, 2008 leaving the following Devisees under his Last Will and Testament, probated in The Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) Docket No. 08P 1858: **Juanita D. Pittman, Teresa K. Pittman Walker, Doris Ann Pittman Nole and Jerry Wayne Pittman.**

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF ABOVE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY DEED FROM AUBRA PITTMAN, JR. AND WIFE, JUANITA D. PITTMAN DATED NOVEMBER 21, 1990 AND RECORDED IN BOOK 8242, PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY, described as follows:

Land in Davidson County, Tennessee beginning at a point on the existing north right-of-way of Smith Springs Road on the common line of Pittman and Daniel O. Vermillion, said point being 20 feet north of centerline survey station 50+16 and proceeding as follows:

1. Northwardly with the common line of Pittman and Vermillion a distance of 5 feet to a point on the new north right-of-way of Smith Springs Road; thence,
2. Eastwardly with a line 25 feet north of a parallel with the centerline and a 1674.61 feet radius curve to the right a distance of 121 feet; thence,
3. S 73 deg. 08'09" E. 29 feet to a point on the common line of Pittman and George Givens; thence,
4. Southwardly with the line between Pittman and Givens a distance of 9 feet to a point on the existing north right-of-way line of Smith Springs Road that is 16 feet north of centerline survey station 51+67; thence,
5. Westwardly with the existing north right-of-way line of Smith Springs Road a distance of 152 feet to the point of beginning and containing 1140 square feet or 0.03 acres, more or less.

Temporary Construction Easement

Beginning at a point on the common line of Daniel O. Vermillion and Aubra Pittman, Jr. that is 25 feet left of centerline station 50+16 of Smith Springs Road; thence,

1. Northwardly with said common line 10 feet; thence,
2. Eastwardly with a line 35 feet north of and parallel to the centerline of Smith Springs Road, 95 feet to a point that is 35 feet left of centerline station 51+10; thence,
3. Northwardly, radial to the curve of the centerline 10 feet; thence,
4. Eastwardly with a line 45 feet north of and parallel to the centerline 56 feet to a point on the common line of Aubra Pittman, Jr. and George Givens; thence,
5. Southwardly with said common line 20 feet to a point that is 25 feet left of centerline station 51+67; thence,
6. Westwardly with the new right-of-way line of Smith Springs Road 150 feet to the point of beginning and containing 0.05 acres, more or less.

SAID TEMPORARY CONSTRUCTION EASEMENT TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION.