WARRANTY DEED

AT-20100054

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of July, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marshall W. Nelson	Acopia, LLC	062.02-0B-095.00 CO
4477 Frost Street	306 Northcreek Boulevard, Suite 100	
Nashville, TN 37214	Goodlettsville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wendy R. Manteris aka Wendy R. Gonnerman, and husband Nick Manteris,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marshall W. Nelson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 24 on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wendy R. Gonnerman from Beazer Homes Corp., d/b/a Phillips BUilders, a Tennessee corporation by Warranty Deed dated September 28, 2004 and recorded September 30, 2004 in Instrument #20040930-0117619, Register's Office for Davidson County, Tennessee.

Property address known as: 4477 Frost Street, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20100047028 DEEDWARR
Recvd: 08/02/10 09:12 2 pgs
Fees:13.00 Taxes:564.25
20100802-0060131

( ) unimproved
This is (X) improved property know as 4477 Frost Street, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th of July, 2010.

Wendy R. Manteris aka Wendy R. Gonnerman by Nick Manteris POA

Wendy R. Manteris aka Wendy R. Gonnerman by Nick Manteris, POA

Nick Manteris

STATE OF Tennessee
COUNTY OF Davidson

Personally Appeared before me, April G. Nichols, A Notary Public in and for said County and State, the within named Nick Manteris, the bargainor(s), with whom I am Personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that h executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of July, 2010.

April G Nichols
Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of July, 2010 personally appeared before me, the undersigned authority a Notary Public within and for said County, and State aforesaid, personally appeared Nick Manteris, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for5 Wendy R. Manteris, aka Wendy R. Gonnerman, and as such Attorney in Fact for Wendy R. Manteris, aka Wendy R. Gonnerman, h executed the forgoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under as Wendy R. Manteris, aka Wendy R. Gonnerman and is authorized by Wendy R. Manteris, aka Wendy R. Gonnerman.

Witness my hand and official seal on this 29th day of July, 2010.

April G Nichols
Notary Public
My Commission Expires; 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY