THIS INSTRUMENT WAS PREPARED BY
BILL GARRETT, Davidson County
Trans:T20100051268 DEEDWARR
Recvd: 08/18/10 10:12 2 pgs
Fees:13.00 Taxes:1794.50

20100818-0065256

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Suscha	Acopia, LLC	MAP 131-16
1024 Grassland Lane	306 Northcreek Blvd #100	PARCEL 50
Nashville, TN 37220	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, **Thomas W. Cook, III and wife, Caroline B. Cook**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher L. Suscha, unmarried**

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. 12 on the Plan of Part of Overton Lea Estates, Gateway Acres, Second Addition, of record in Plat Book 1424, page 83, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cook Builders LLC, a Tennessee limited liability company by warranty deed from James C. Loden and wife Heather C. Loden as of record in Instrument No. 20080821-0085919, Registers office for Davidson County, Tennessee, dated August 19, 2008

Being the same property conveyd to Thomas W. Cook, III and wife Caroline B. Cook, by quitclaim deed from Cook Builders LLC a Tennessee limited liability company of record in Instrument No. 20090622-0057744, Registers office for Davidson County, Tennessee, dated June 16, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1024 Grassland Lane, Nashville, TN 37220.**

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 hand(s) this the 17th day of August, 2010.

Thomas W. Cook, III

Caroline B. Cook

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 **Thomas W. Cook, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2010.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Caroline B. Cook** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2010.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN