BILL GARRETT, Davidson County
Trans:T20110008997 DEEDWARR
Recvd: 02/11/11 15:58 2 pgs
Fees:13.00 Taxes:1276.50

20110211-0012192

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2011. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Beth A. Zaborny	Acopia LLC	Map: 118-09-B
3504 Granny White Pike	306 Northcreek Blvd., Suite 100	Parcel: 4.00C0
Nashville, TN 37204	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARNI J. PENTA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETH A. ZABORNY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2B as shown on Exhibit "A" of the Master Deed for Woodmont Village, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument 200601050001652, as amended in Instrument 200602140017724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marni J. Penta by deed from Haury and Smith Contractors, Inc. of record in Instrument 200602020012866, Register's Office for Davidson County, Tennessee, dated January 31, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3504 Granny White PIke, Nashville, TN 37204.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2011.

Marni J. Penta by Andrea Orr as Attorney-in-Fact
Marni J. Penta by Andrea Orr as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2011, before me personally appeared Andrea Orr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marni J. Penta as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Marni J. Penta.

Witness my hand and seal this 11th day of February, 2011.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013