WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 04/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-11-1515

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig S. Shankster	ACOPIA, LLC (NAME)	
1515 Woodland Avenue (ADDRESS)	306 Northcreek Blvd 100 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	83-9-398.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT C. KIEFER AND WIFE, CAROL PONDER, AKA CAROL L. KIEFER,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRAIG S. SHANKSTER AND WIFE, JACQUELINE N. SHANKSTER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 66, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. KIEFER AND WIFE, CAROL L. KIEFER BY WARRANTY DEED FROM KENNETH H. GUY AND WIFE, ALICIA A. THOMPSON GUY, RECORDED ON THE 24TH DAY OF MARCH, 1986 IN BOOK 6811, PAGE 303, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CAROL PONDER BEING ONE AND THE SAME AS CAROL L. KIEFER.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 66; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1515 Woodland Avenue, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110026527 DEEDWARR
Recvd: 05/04/11 14:37 2 pgs
Fees:13.00 Taxes:562.40

20110504-0034345

Witness my/our hand(s) this 27th day of April, 2011.

Robert C. Kiefer

Carol Ponder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Kiefer and Carol Ponder, the within named bargainor, 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 and official seal, this the 27th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903