WARRANTY DEED

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Connie Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2011.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 9-17-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod Kleeman	Acopia, LLC	11906011200
(NAME)	(NAME)	
67 Valeria Street	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110045745 DEEDWARR
Recvd: 07/28/11 10:24 2 pgs
Fees:13.00 Taxes:425.50
20110728-0057750

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 considerations, the receipt of which is hereby acknowledged, I, **Stephanie L. Tibbs, Unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jarrod Kleeman, an Unmarried Man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 204 on the map of STERLING HEIGHTS, Section Five, as of record in Plat Book 1835, Page 37, Register's Office of Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael W. Tibbs (NOW DECEASED) and wife, Stephanie L. Tibbs by Deed from Robert L. Diehl and Debra F. Diehl, dated 10/23/1996 and filed for record on 11/06/1996 in Book 10251, Page 836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 67 Valeria Street, Nashville, TN 37210
(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/or 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/or 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 hand this 26 day of July, 2011

X Stephanie L Tibbs
Stephanie L. Tibbs

State of Georgia
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie L. Tibbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26 day of July, 2011.

Lisa Green
Notary Public
My Commission Expires: 11-17-14

LISA GREEN NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 17, 2014 COBB COUNTY, GEORGIA

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167