WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Terri D. Jackson
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

May 20, 2014

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRE-11-2512

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
Samantha Snow	Acopia, LLC (NAME)	
2512 Barclay Drive (ADDRESS)	#100 306 Northcreek Blvd (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	83-12-21.00

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 RANDY HUFFINES, AKA RANDY E. HUFFINES, AND TERI BLUNKALL, AKA TERI ANN BLUNKALL, THE HEIRS OF CHARLES F. HUFFINES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMANTHA SNOW, MARRIED, 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 63, PLAN OF EASTLAND ACRES, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 103, 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 RANDY E. HUFFINES, M.D., AND TERRI ANN BLUNKALL, PER STIRPES BY WILL FROM CHARLES F. HUFFINES, FILED FOR RECORD FEBRUARY 4, 2011 IN DOCKET NO. 11P-171, DAVIDSON COUNTY PROBATE COURT. BEING ALSO THE SAME PROPERTY CONVEYED TO SHIRLEY FRYE HUFFINES AND HUSBAND, CHARLES FORD HUFFINES BY DEED TO CHARLES FORD HUFFINES FROM SHIRLEY FRYE HUFFINES TO CREATE AN ESTATE BY THE ENTIRETY, RECORDED APRIL 29, 1957, OF RECORD IN BOOK 2645, PAGE 69, DAVIDSON COUNTY, REGISTER'S OFFICE. THE SAID SHIRLEY FRYE HUFFINES HAVING PRE-DECEASED CHARLES HUFFINES IN APRIL 1994.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 2133, PAGE 103; 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 2512 Barclay Drive, 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:T20110057995 DEEDWARR
Recvd: 09/19/11 11:34 2 pgs
Fees:13.00 Taxes:499.50
20110919-0072526

Witness my/our hand(s) this 15th day of September, 2011.

Randy Huffines by Teri Blunkall as Attorney in Fact

Randy Huffines by Teri Blunkall as Attorney in Fact

Teri Blunkall

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Teri Blunkall, 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 Randy Huffines, and acknowledged that he/she executed the same as the free act and deed of the said Randy Huffines.

Witness my hand and official seal, this the 15th day of Sept, 2011.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teri Blunkall, 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 15 day of Sept, 2011.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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