Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110069701 DEEDWARR
Recvd: 11/04/11 12:51 3 pgs
Fees:18.00 Taxes:1480.00
20111104-0086346

ADDRESS NEW OWNER:
Matthew W. Crews
1622 Forrest Ave
Nashville, Tennessee 37206

MORTGAGEE:

SEND TAX BILL TO:
Acopia, LLC
306 Northcreek Blvd
Goodlettsville, TN 37072

MAP 083-10-0
GROUP
PARCEL 184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dan E. Elkins and wife, Meryll Rose Elkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Matthew W. Crews and wife, Jennifer L. Crews,** 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. 35 on the Plan of Lockeland, of record in Book 57, page 135, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dan E. Elkins and wife, Meryll Rose Elkins by deed dated from Ben P. Shields, Jr., General Partner of Shields Rentals, L.P. and Ben P. Shields, Jr., Trustee of the Ben P. Shields Jr. Revocable Living Trust Agreement dated July 8. 1993 of record in Instr. 20060605-0066379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1622 Forrest Ave, Nashville, Tennessee 37206.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **28th** day of **October, 2011.**

Dan E. Elkins

Meryll Rose Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dan E. Elkins and wife, Meryll Rose Elkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of October, 2011.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of October, 2011.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013