WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023004 DEEDWARR
Recvd: 03/29/12 16:18 2 pgs
Fees:13.00 Taxes:579.27
20120329-0026868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,560.00.**

Amanda Vaughn
Affiant

Subscribed and sworn to before me this 23rd day of March, 2012

Notary Public
My Commission expires
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie C. Scantlen	Acopia, LLC	073-01-0-152.00
2103 Avalon Drive	306 Northcreek Blvd., Ste. 100	Map/Parcel:
Nashville, TN 37216	Goodlettsville, Tn 37072	073-01-0-152.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee for The 2103 Avalon Drive Trust**, , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie C. Scantlen, and Adam J. Gardner, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 on the plan of Highland View Subdivision, of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The 2103 Avalon Trust, by deed from Rebecca Hickey and husband, Jeffrey D. Hickey, on August 29, 2011, of record in Instrument Number 20110914-0071435, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Current years taxes which have been prorated and assumed by the Grantee(s).
- All Restrictions of record.
- All Easements of record.
- All applicable government and zoning regulations.
- Subject to all matters as shown on the Plan of record in Book 1424, page 39, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1558, page 354, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2103 Avalon Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 22, 2012.

First Jordan, FLP, as Trustee for
The 2103 Avalon Drive Trust,

By William Dan Lain, General Partner

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson

On this the 22nd day of March, 2012, before me personally appeared William Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee of The 2103 Avalon Drive Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of March, 2012.

Amanda Dean

Notary Public
My Commission Expires 10/26/2013

