BOX 14-A
23941-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039018 DEEDWARR
Recvd: 05/29/12 12:29 2 pgs
Fees:13.00 Taxes:312.65
20120529-0046131

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$84,500.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2012.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erin Haynes **Denise Mercer**	**Acopia, LLC**	Map 072-14-0 Parcel 395.00
2010 Straightway Avenue	**306 Northcreek Blvd, Ste 100**	
Nashville, TN 37206	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWL- EDGED, WE,

Chris Thomas Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Haynes, an unmarried woman, and Denise Mercer, an unmarried woman, as tenants in common

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. 6, on the Plan of Scott Avenue Annex, of record in Plat Book 2331, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chris Thomas Homes, LLC, by Special Warranty Deed dated October 28, 2011 from Mariner Finance, LLC, of record in Instrument No. 20111031-0084522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **2010 Straightway Avenue, Nashville, TN 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 we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **18th** day of **May, 2012.**

Chris Thomas Homes, LLC

By:_____

Chris Thomas, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Chris Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Chris Thomas Homes, LLC, within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee limited liability company, by himself as such .

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2012.**

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____

Notary Public

My Commission Expires: 2/24/13