BILL GARRETT, Davidson County
Trans:T20120040484 DEEDWARR
Recvd: 06/01/12 15:32 2 pgs
Fees:13.00 Taxes:444.00
20120601-0047886

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Affiant Subscribed and sworn to before me, this the 30th day of May, 2012. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jack Anderson Erik Anderson	ACOPIA, LLC	
2420 Branch St.	306 NORTHCREEK BLVD, 100	072-11-113.00
Nashville, TN 37216	GOODLETTSVILLE, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CANDACE AVERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK ANDERSON, MARRIED, AND ERIK ANDERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly part of Lot Nos. 156, 157, 158, and a part of Lakota Avenue (now closed) on the Map showing subdivision of the Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for said County.

Beginning at a point in the easterly margin of Branch Street, formerly McKinney Avenue, said point being 20 feet north of the southerly margin of Lakota Avenue (now closed), 205 feet more or less, to the westerly margin of Martha Street; thence south with the margin of said Martha Street 20 feet; thence west with the south margin of Lakota Avenue (now closed), 60 feet to the common corner of Lot Nos. 159 and 158; thence south with the line between said lots, 85 feet to a point; thence in a westerly direction, 150 feet, more or less, to the easterly margin of Branch Street; thence north with said margin 105.1 feet to the point of beginning.

Being the same property conveyed to Beamon C. Lawrence and Sharon L. Lawrence, as joint tenants with right of survivorship by Warranty Deed from Angela Ostine f/k/a Angela Y. Harris and husband, Marion Ostine of record in Instrument No. 20040102-0000709, Register's Office for Davidson County, Tennessee, dated December 31, 2003.

Being the same property conveyed to Beamon C. Lawrence and Adriana Lawrence, husband and wife by Quitclaim Deed from Sharon L. Lawrence and Beamon Davis Lawrence, Sr., husband, of record in Instrument No. 20060619-0072572, Register's Office for Davidson County, Tennessee, dated May 6, 2006.

Being the same property conveyed to Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust Series 2006-NC4 Asset Backed Pass-Through Certificates by

Trustee's Deed from Trustee Management Company, as Successor Trustee of record in Instrument No. 20110428-0032472, Register's Office for Davidson County, Tennessee, dated April 28, 2011.

Being the same property conveyed to Candace Avery, a single woman by Special Warranty Deed from Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust Series 2006-NC4 Asset Backed Pass-Through Certificates of record in Instrument No. 20110816-0062967, Register's Office for Davidson County, Tennessee, dated August 1, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2420 Branch St., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2012.

Candace Avery

Candace Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Candace Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public