Warranty Deed

BILL GARRETT, Davidson County Trans:T20120078939 DEEDWARR Recvd: 10/17/12 11:08 2 pgs Fees:13.00 Taxes:980.50 20121017-0095232	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Affiant Subscribed and sworn to before me, this the 16th day of October, 2012. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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:
Haley Price	Acopia LLC	
2035 Greenwood Ave.	ste 130 306 Northcreek Blvd	83-03-61
Nashville, TN 37206	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, **JOHN CROSBY AND WIFE SHELLY CROSBY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY J. PRICE, A SINGLE WOMAN**, 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 easterly 53 feet of Lot No. 6 on the Revised Plan of Sharpe and Horn's Fifth Addition of record in Book 332, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 6 fronts 53 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

Being the same property conveyed to John Crosby and wife, Shelly Crosby by Deed from Pierre Bayou Properties, LLC of record in record in Instrument Number 20101230-0103848, Register's Office for Davidson County, Tennessee, dated December 23, 2010.

Being the same property conveyed to Pierre Bayou Properties, LLC by Quitclaim Deed from Elizabeth G. Beavers, married of record in record in Instrument Number 20101230-0103847, Register's Office for Davidson County, Tennessee, dated December 23, 2010.

Being the same property conveyed to Elizabeth G. Beavers, married by Warranty Deed from Wesley E. Sayers and wife, Linda Susan Sayers of record in record in Instrument Number 20100702-0051918, Register's Office for Davidson County, Tennessee, dated June 30, 2010.

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 2035 Greenwood Ave., 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 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 16th day of October, 2012.

John Crosby

Shelly Crosby

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 John Crosby and Shelly Crosby, 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 16th day of October, 2012.

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

Notary Public