WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/12 08:11 3 pgs
Fees:18.00 Taxes:987.90
20121030-0099126

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Debbie A. Meadows
Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015
(AFFIX SEAL)

R-RE-12-7926

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick M. Simpson	Acopia, LLC (NAME)	
7926 Hooten Hows Road (ADDRESS)	306 Northcreek Blvd., Ste 100 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	14100004800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM MARK RUSSELL, UNMARRIED, AND LORI L. RUSSELL, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK M. SIMPSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 9TH DISTRICT OF SAID COUNTY, ON HOOTEN HOWS ROAD, BEING A PORTION OF A 108.5 ACRE-TRACT, AS OF RECORD IN BOOK 106, PAGE 431, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO OF RECORD IN WILL BOOK 51, PAGE 481, IN THE OFFICE OF THE COUNTY COURT CLERK'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY BY S. H. HUTCHISON, DATED FEBRUARY 5, 1965, AS FOLLOWS:

BEGINNING AT AN IRON SPIKE IN THE CENTER OF HOOTEN HOWS ROAD AT H. E. KITRELL'S SOUTHEASTERLY CORNER; THENCE WITH HIS LINE, NORTH 32 DEGREES WEST 584 FEET TO A STAKE, ASH POINTERS, H. E. KITRELL'S NORTHEASTERLY CORNER; THENCE NORTH 57 DEGREES EAST 224 FEET TO A STAKE, SMALL HACKBERRY POINTER; THENCE SOUTH 32 DEGREES EAST 584 FEET TO A POINT IN THE CENTER OF HOOTEN HOWS ROAD; THENCE WITH SAID ROAD, SOUTH 57 DEGREES WEST 224 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAMS MARK RUSSELL AND WIFE, LORI L. RUSSELL BY DEED FROM RICHARD C. BIBB AND WIFE, PATRICIA T. BIBB OF RECORD AT INSTRUMENT NO. 20050714-0081864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 8, 2005.

HIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7926 Hooten Hows Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

01291-10087
File #

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Witness my/our hand(s) this 19th day of October, 2012.

William Mark Russell

Lori L. Russell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Mark Russell and Lori L. Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debbie A. Treadway
Notary Public

(SEAL)

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

My Commission Expires: 4/23/2013