BILL GARRETT, Davidson County
Trans:T20120093071 DEEDWARR
Recvd: 12/05/12 15:00 2 pgs
Fees:13.00 Taxes:1176.23
20121205-0112123

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $317,900.00

Carmen Coates
Affiant

Subscribed and sworn to before me, this 4 day of DEC 2012

Notary Public
My commission expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Luke M. Hilko	Acopia, LLC	08314030100
1625 Shelby Avenue	306 Northcreek Blvd, Suite 100	
Nashville, TN 37206	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of the 1625 Shelby Avenue Revocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Luke M. Hilko and Lisa M. Hilko, husband and wife, and Paul A. Hilko and Mary E. Hilko, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 103 on the map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trey Cain, Trustee of the 1625 Shelby Avenue Revocable Trust by Quitclaim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated July 1, 2012 and recorded in Instrument No. 20120703-0058664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aerial Investment Properties, LLC by Special Warranty Deed from Aurora Loan Services, LLC, dated May 17, 2012 and filed in Instrument Number 20120601-0047587, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements of record.

This property is improved property known as 1625 Shelby 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 29th day of November, 2012.

Trey Cain, Trustee of the 1625 Shelby Avenue Revocable Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Trustee of the 1625 Shelby Avenue Revocable Trust and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Trustee of the 1625 Shelby Avenue Revocable Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of November, 2012.

Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2012102287