RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121100845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
5th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES:

DAVID R.A. ROETGER
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNIKA BEST **2403 SANDY DRVIE** **NASHVILLE, TN 37216**	Acopia LLC. 306 North Cross Blvd. Goodlettsville, TN 37072	073-09-0-007.00

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 ACKNOWLEDGED, WE,

BRON A. LINDSEY, UNMARRIED

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

ANNIKA BEST AND HUSBAND STEVEN BEST

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. 2 on the Plan of Gibson Heights, of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 75 feet on the west side of Sandy Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Bron A. Lindsey, unmarried, by Warranty Deed from Lauretta T. Thomas, unmarried, dated 3/27/09 and recorded 4/6/09 in Instrument Number 20090406-0031062, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2403 SANDY DRVIE, 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 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 our hands this 5th day of December, 2012.

BRON A. LINDSEY

BILL GARRETT, Davidson County
Trans:T20120094094 DEEDWARR
Recvd: 12/10/12 10:15 2 pgs
Fees:13.00 Taxes:432.53

20121210-0113359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRON A. LINDSEY the bargainor(s) 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 at Nashvile, Tennessee, this 5th day of December, 2012.

Commission Expires: 5/23/16

Notary Public

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY