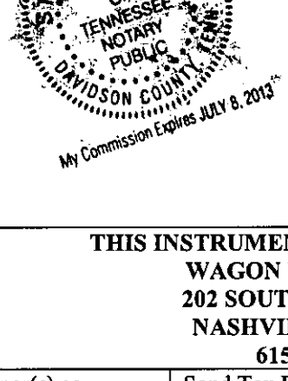
Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2013.

Notary Public

My commission expires: 7-8-13

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:
Brian K. Christianson Nicole Bibus Christianson	ACOMA, LLC	
1222 Howard Avenue	306 NORTHCREEK BLVD	07203020800
Nashville, TN 37216	#100 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, **WILLIAM S. MATLOCK, JR. AND WIFE NANCY J. MATLOCK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN K. CHRISTIANSON AND NICOLE BIBUS CHRISTIANSON, HUSBAND AND WIFE**, 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 Lot No. 146 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William S. Matlock, Jr. by Quitclaim Deed from Mary Ruth Weir of record in Book 9671, page 520, Register's Office for Davidson County, Tennessee, dated April 19, 1995 recorded on April 27, 1995. William S. Matlock, Jr., further obtained his interest in the above described property pursuant to the Will of his mother, Ruth Roberts Matlock(the same person as Ruth R. Matlock), said Will being of record in Will Book 194, page 223 in the Probate Court Clerk of Davidson County, Tennessee, Docket # 94P1684. The said William S. Matlock further conveys unto John T. Blankenship, Trustee and for the express purpose of carrying out the intent of the conveyance John T. Blankenship, Trustee, conveys unto William S. Matlock, Jr. and wife, Nancy J. Matlock, as tenants by the entirety (and not tenants in common) by Quitclaim Deed of record in Book 9671, Page 516 and re-recorded in Book 9968, page 392, dated April 19, 1995 and recorded April 27, 1995, said Register's Office.

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 1222 Howard Avenue, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20130018177 DEEDWARR
Recvd: 03/05/13 16:16 2 pgs
Fees:13.00 Taxes:518.00
20130305-0022087

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 27th day of February, 2013.

William S. Matlock, Jr.

Nancy J. Matlock

KELLY S. CLINE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William S. Matlock, Jr. and Nancy J. Matlock, 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 28th day of February, 2013.

Notary Public

My Commission Expires: 3-3-13