RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

Warranty Deed

BILL GARRETT, Davidson County Trans:T20130021294 DEEDWARR Recvd: 03/15/13 09:17 2 pgs Fees:13.00 Taxes:495.80 20130315-0025848	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $164,000.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2013. Notary Public My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

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:
Garrett Jones Kristen Huchingson	Acopia, LLC 306 Northcreek Blvd, Suite 100 Goodlettsville, TN 37072	Map 61-15 Parcel 30.00
3921 Baxter Ave.		061-15-030.00
Nashville, TN 37216		

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, **PETER J. MELVIN AND WIFE, MEREDITH J. MELVIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT JONES AND KRISTEN HUCHINGSON, BOTH UNMARRIED**, 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 southerly 66 feet 8 inches of Lot No. 51 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 66 feet 8 inches on the westerly side of Baxter Street and runs back between parallel lines 225 feet to the rear of Lot No. 58 on said Plan.

Being the same property conveyed to Peter J. Melvin and wife, Meredith J. Melvin by Deed from Jack E. Carter of record at Instrument No. 20050324-0032226, Register's Office for Davidson County, Tennessee, dated March 21, 2005 and recorded on March 24, 2005.

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 3921 Baxter Ave., 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 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 13th day of March, 2013.

Peter J. Melvin

Meredith J. Melvin

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 Peter J. Melvin and Meredith J. Melvin, 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 13th day of March, 2013.

Notary Public

My Commission Expires: 9-9-2014