Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public
My commission expires: 08/23/2016

04-1302-54605

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara Grey	Acopia, LLC	182-06-0-A-054.00 CO
7826 Rainey Dr.	306 Northcreek Blvd., Suite 100	
Antioch TN 37013	Goodlettsville, TN. 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nick Smart and wife, Christina Smart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara Grey, an unmarried woman, hereinafter called the Grantees, their successors 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. 54, OLD HICKORY HILLS, SECTION ONE, of record in Instrument No. 20011023-0115382, amended in Instrument No: 20020213-0018960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nick Smart and wife, Christina Smart by deed from Thoroughbred Construction, LLC, a Tennessee limited liability company, dated June 13, 2003, recorded June 19, 2003, of record in Instrument No. 20030616-0084820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7826 Rainey Dr., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130022318 DEEDWARR
Recvd: 03/19/13 11:42 2 pgs
Fees:13.00 Taxes:499.50
20130319-0027184

WITNESS my hand this 15th day of March, 2013.

Nick Smart

Christina Smart

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nick Smart and Christina Smart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of March, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD