WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130055769 DEEDWARR
Recvd: 07/01/13 14:27 2 pgs
Fees:13.00 Taxes:1232.10
20130701-0067719

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Chwirut and Megan Chwirut	ACOPIA, LLC	171 04 0A 065.00CO
(NAME) 5560 Nevil Point	(NAME) 306 Northcreek Blvd, 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tyra Neftzger and Amy L. Neftzger, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Chwirut and Megan Chwirut, husband and wife**, 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. 55, on the Plan of Revision One Section Two, Brownstone, as of record in Plat Book 9700, Pages 942 and 943, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyra Neftzger and wife, Amy L. Neftzger by Warranty Deed from Reid Waltz and wife, Melanie C. Waltz dated March 8, 2005 of record in Instrument No. 20050308-0025767, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5560 Nevil Point, Brentwood, TN 37027

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, has 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 **28th** day of **June, 2013**

Tyra Neftzger

Amy L. Neftzger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tyra Neftzger and Amy L. Neftzger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2013**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015