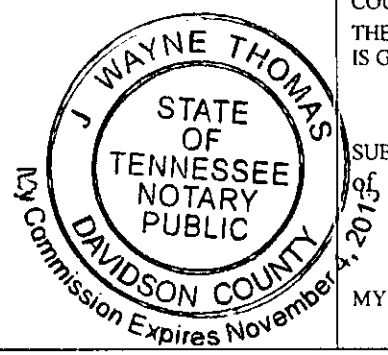
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Ranger	Acopia, LLC	128 00 0 00200
(NAME)	(NAME)	
7905 Charlotte Pike	306 Northcreek Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, I/WE, **Jeffrey B. Ranger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth L. Ranger, unmarried**, 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:

Escrow No.: **NATL13-3765**

Land in Davidson County TN being described as follows:

Being in the 9th, formerly the 14th, Civil District of said County and State, described according to a drawing made by C.H. Von Hof, Surveyor, June 25, 1947, as follows:

Beginning in the center of Highway No. 70 in Martin O'Brien's West boundary, in line with an iron pin in the south edge of the paving; thence with said highway south 59 degrees west 200 feet (12.1 poles) to a point in line with an iron pin the south edge of the paving; thence south 3 degrees west 33 poles to a stake; thence south 89 degrees east 42 poles to a stake; the margin of the Tennessee Electric Power right-of-way; thence along said right-of-way north 56 degrees east 16 poles to a marked red oak, his southwest corner; thence with his west boundary, north 3 degrees east 30 poles to the beginning, containing 5 acres, more or less.

BEING the same property conveyed to Jeffrey B. Ranger by Warranty Deed Donald G. Borgeson and wife, Marsha Borgeson dated January 14, 2004, of record in Instrument No. 20050215-0017326, Register's Office for 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 ☐

JBR

BILL GARRETT, Davidson County
Trans:T20130061173 DEEDWARR
Recvd: 07/18/13 09:29 2 pgs
Fees:13.00 Taxes:536.50

20130718-0074190

This is improved X property, known as 7905 Charlotte Pike, Nashville, TN 37221

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 17th day of July, 2013

Jeffrey B. Ranger

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this **17th** day of **July, 2013**

Notary Public

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My commission expires: 11/04/2013

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122