Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-PP-13-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Jaylee Norman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2013.

Caitlin E. Smith
Notary Public

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John B. Richmond II	**Acopia, LLC**	
(NAME)	(NAME)	**82-13-E-119.00 CO**
348 Harrison Street	**306 Northcreek Blvd., Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JILL M. KAUSHAL AND KUNU KAUSHAL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN BYRON RICHMOND II, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 119, DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, SURVEYORS CERTIFICATE OF CORRECTION RECORDED AT INSTRUMENT NO. 20080111-0003637, AMENDED AT INSTRUMENT NO. 20080609-0059308, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JILL M. STELMACH, UNMARRIED BY WARRANTY DEED FROM THIRD & HARRISON, LLC, RECORDED ON THE 24TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080124-0007424, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JILL M. STELMACH HAVING SINCE MARRIED AND IT NOW KNOWN AS JILL M. KAUSHAL. KUNU KAUSHAL JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, SURVEYORS CERTIFICATE RECORDED IN INSTRUMENT NO. 20080111-0003637 AS AMENDED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20080609-0059308; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050825-0101609 AND 20061122-0144834; AGREEMENT AND DEDICATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20050825-0101610 AND INSTRUMENT NO. 20061122-0144802 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **348 Harrison Street Nashville, Tennessee 37219**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130065183 DEEDWARR
Recvd: 07/30/13 15:53 2 pgs
Fees: 13.00 Taxes: 1204.35
20130730-0079454

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 my/our hand(s) this 26th day of July, 2013.

Jill M. Kaushal

Kunu Kaushal

STATE OF Tennessee
COUNTY OF Davidson

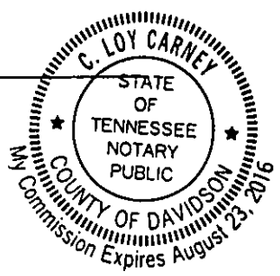
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill M. Kaushal and Kunu Kaushal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212