THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070074**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2013. Notary Public My Commission Expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Maurice McCallum Ariel L McCallum 8168 Settlers Way Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Acopia, LLC 306 Northcreek Blvd, Ste. 100 Goodlettsville, TN 37072	Tax Information: Tax Parcel ID No. 126-15-0A-192.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Knight and Jennifer Knight, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maurice McCallum and Ariel L. McCallum, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 172, SECTION Four 4, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Page 932, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff Knight and wife, Jennifer Knight by Warranty Deed from Vernell Fields, unmarried, recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066133, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 932 and 933.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7265, Page 687, Book 9342, Page 312, Book 9735, Page 931 and Book 10032, Page 813.

Charter of Boone Trace Homeowners Association recorded in Book 9607, Page 534.
Easement for Viacom Cable, recorded in Book 9665, Page 420.

Power of Attorney of record in Instrument 20130826-0089773 and Instrument 20130826-0089774 said Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130073557 DEEDWARR
Recvd: 08/26/13 13:49 2 pgs
Fees:13.00 Taxes:832.50
20130826-0089775

This is improved property located at 8168 Settlers Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2013.

Jeff Knight by Keith Turner POA
Jeff Knight by Keith Turner, Attorney-in-Fact

Jennifer Knight by Keith Turner POA
Jennifer Knight by Keith Turner, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Turner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jeff Knight, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of August, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Turner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jennifer Knight, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of August, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014