Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0589

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2013

Notary Public
Commission Expires: _____

CHRIS MAULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-2016

BILL GARRETT, Davidson County
Trans:T20130077786 DEEDWARR
Recvd: 09/09/13 10:36 2 pgs
Fees:13.00 Taxes:925.00
20130909-0094798

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria G.H. Howell 508 Madison Street #6 Nashville, TN 37208	ACOPIA, LLC 306 Northcreek Blvd. 100 Goodlettsville, TN 37072	082.13-0D-204.00 CO

WARRANTY DEED

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,

Richard Curwen and Jonquille R. Curwen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Phillip Howell and wife, Marla Grace H. Howell

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 Unit No. 204, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument no. 20061019-0129740*, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

* as amended in Instrument No. 20110509-0035408.

Being the same property conveyed to Richard Curwen and Jonquille R. Curwen, husband and wife, by Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated 08/18/2010 and recorded 09/23/2010 of record in Instrument No. 201009230075715, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 508 Madison Street #6, Nashville, TN 37208.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of August, 2013.

Richard Curwen by Jonny Lee attorney in fact
Richard Curwen
By: Jonny Lee, Attorney in fact

Jonquille R. Curwen by Jonny Lee attorney in fact
Jonquille R. Curwen
By: Jonny Lee, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 29th day of August, 2013, before me personally appeared Jonny Lee to me known to be the person who executed the foregoing instrument on behalf of Richard Curwen and Jonquille R. Curwen, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Richard Curwen and Jonquille R. Curwen.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of August, 2013

Notary Public

Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016