BILL GARRETT, Davidson County
Trans:T20130088718 DEEDWARR
Recvd: 10/15/13 09:52 2 pgs
Fees:13.00 Taxes:654.90

20131015-0107577

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of October, 2013.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20130166

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caleb Sherman and Jane Sherman	Acopia, LLC	163.00-0-262.00
1300 Rural Hill Road	306 Northcreek Boulevard, Suite 100	
Antioch, TN 37013	Goodlettsville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jerry Dean Cupit and and wife, Michelle Cupit**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb Sherman, an unmarried man and Jane Sherman, an unmarried woman**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 1 on the Plan of Rural Hill Acres of record in Book 5210, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Rural Hill Road, said point being the common front corner of Lots 1 and 2 on the Plan of Rural Hill Acres thence with said easterly margin of Rural Hill Road North 5 degrees 30' 03" East 158.39 feet to a point; thence leaving said margin North 62 degrees 09' East 281.02 feet to a point; thence North 60 degrees 20' 45" East 100.07 feet to a point; thence North 58 degrees 51' East 227.26 feet to a point; thence South 29 degrees 12' 45" East 63.60 feet to a point; thence South 21 degrees 23' 15" West 36.24 feet to a point, thence South 19 degrees 35' 55" East 101.43 feet to a point; thence South 34 degrees 21' 20" East 100.40 feet to a point; thence South 19 degrees 52' East 121.50 feet to a point; thence South 83 degrees 57' 10" West 696.74 feet to a point of beginning and containing 3.97 acres more or less.

Being the same property conveyed to Jerry Dean Cupit from Linda G. Cupit by Quitclaim Deed dated June 11, 1990 and recorded June 29, 1990 in Book 8142, page 592, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1300 Rural Hill Road, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 2nd day of October, 2013

Jerry Dean Cupit

Michelle Cupit

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Jerry Dean Cupit and Michelle Cupit, the bargainor(s), 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 at Williamson, Tennessee, this 2nd day of October, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY