BILL GARRETT, Davidson County
Trans:T20130104455 DEEDWARR
Recvd: 12/16/13 09:26 2 pgs
Fees:13.00 Taxes:882.30

20131216-0126630

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $238,460.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2013.

Notary Public
My commission expires: 4/1/14

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

04-1311-54932

Address of New Owner:	Send Tax Bills to:	Tax Information
Abigail R. Lovshin-Smith	Acopia, LLC	147-01-0-227.00
324 Gaywood Drive	306 Northcreek Blvd., #100	
Nashville TN 37211	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nathan R. Fay, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Abigail R. Lovshin-Smith, an unmarried woman and Mitchell Watson, an unmarried man, joint tenants with the right of survivorship, and not as tenants in common, hereinafter called the Grantees, their successors 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 Lot No. 323, on the Plan of Section Two, Caldwell Hall, of record in Book 2900, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan R. Fay, a single man by deed from William Drew Gilmer and wife, Kim Gilmer, dated July 1, 2005, recorded July 5, 2005, of record in Instrument No. 20050705-0076693, Register's Office for Davidson County, Tennessee.

Jessica L. Fay, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 324 Gaywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of December, 2013.

Nathan R. Fay

Jessica L. Fay

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan R. Fay and Jessica L. Fay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of December, 2013.

Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 1/19/14