BILL GARRETT, Davidson County
Trans:T20140000876 DEEDWARR
Recvd: 01/06/14 11:08 2 pgs
Fees:13.00 Taxes:592.00
20140106-0001122

PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52973
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Y. Melrose 627 Paces Ferry Dr. Nashville, TN 37214	**Acopia, LLC** **306 Northcreek Blvd, 100** **Goodlettsville, TN 37072**

TAX MAP-PARCEL NUMBERS: 09611016200

WARRANTY DEED

$160,000.00

FOR AND IN CONSIDERATION of the sum of $~~100,000.00~~ , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry Carson Reed and wife, Shawn Reed**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Y. Melrose, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Hickory Bend, Section I, of record in Book 3300, page 38, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Carson Reed and wife, Shawn Reed by Warranty Deed from Rose Lee Maphis, dated November 18, 2005, recorded November 21, 2005 in Instrument No. 20051121-0140172, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 38, said Register's Office, which Plan shows a 30 foot minimum building setback line from Paces Ferry Drive and a 25 foot minimum setback line from Lakeland Drive and an easement for public utility purposes along the northeasterly rear corner of said lot. Restrictions of record in Book 3341, page 265, said Register's Office. Avigation Easement and Contract to the Metropolitan Nashville Airport Authority of record in Book 9483, page 811, said Register's Office.

This is improved property, known as: 627 Paces Ferry Drive, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2013.

Harry Carson Reed

Shawn Reed

State of TENNESSEE

County of DAVIDSON

On this 27th day of December, 2013, before me the undersigned authority, personally appeared Harry Carson Reed and Shawn Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$XXXXXXX~~ **160,000.00**

Affiant

Sworn and subscribed before me this the 27 day of December, 2001

Notary Public

My Commission Expires: 9-18-17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0129I-10849

Wldoc: Deed Wty—12/92