THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010109** BILL GARRETT, Davidson County Trans:T20140008349 DEEDWARR Recvd: 02/05/14 11:22 2 pgs Fees:13.00 Taxes:851.00 20140205-0010188	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2014. Notary Public My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Jesse Keogh 909 Mitchell Rd Nashville TN 37206	Send Tax Bills To: Acopia, LLC 306 Northcreek Blvd, 100 Goodlettsville, TN 37072	Tax Information: Tax Parcel ID No. 08312014700

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, **Haynie L. Shirley and wife, Becky M. Shirley,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse K. Keogh, unmarried,** ("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 187, SECTION FIVE, ROSEWOOD HEIGHTS, as shown on plat of record in Plat Book 2331, Page 39, 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 Haynie L. Shirley and wife, Becky M. Shirley by Installment Deed from Mary Louise Mitchell, unmarried, recorded on the 9th day of April, 1985 in Deed Book 6529, Page 368, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, ROSEWOOD HEIGHTS, as recorded in Plat Book 2331, Page(s) 39.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2437, Page 574.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4026, Page 755.

This is improved property located at 909 Mitchell Rd Nashville TN 37206

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 31st day of January, 2014.

Haynie L. Shirley

Becky M. Shirley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Haynie L. Shirley and Becky M. Shirley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

Notary Public

My Commission Expires: _____

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