Davidson County DEEDWARRSP
Recvd: 03/24/14 08:41 4 pgs
Fees:23.00 Taxes:148.00
20140324-0023652

THIS INSTRUMENT PREPARED BY & RETURN TO:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 14th day of March, 2014, by and **ACP 4, LLC**, as party of the first part located at 1601 N. Sepulveda Blvd. #641, Manhattan Beach, CA 90266 and, Kingswood Ave, LLC party of the second part located at PO Box 60832, Nashville, TN 37206;

WITNESSETH: That for and in consideration of **FORTY THOUSAND AND 00/100 DOLLARS ($40,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Being the northerly 25 feet of Lot 269 of the southerly 25 feet of Lot 270 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots 269 and 270 front together 50 feet on the easterly side of Kingwood Avenue, formerly "B" Street, and run back between parallel lines 207.4 feet to a dead line.

Property: 3802 Kingswood Avenue Nashville TN 37216
Parcel ID No.: 06115037700

The Last recorded Deed was filed of record at Instrument Number 20140109-0002513, Page in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **ACP 4, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

ACP 4, LLC

BY: Scott Chalmers

TITLE: Member

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Scott Chalmers of **ACP 4, LLC**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his ~~or her~~ oath, acknowledged himself ~~or herself~~ to be authorized to sign on behalf **ACP 4, LLC**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself ~~or herself~~ as such officer.

WITNESS my hand and Notarial Seal at office this 14th day of March, 2014.

GRACIELA A. DUENAS
Commission # 1911702
Notary Public - California
Los Angeles County
My Comm. Expires Nov 2, 2014

Graciela A. Duenas
Notary Public

My Commission Expires: NOV. 2, 2014

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Property: 3802 Kingswood Avenue Nashville TN 37216
Parcel ID No.: 06115037700
File Number: REO2014010074TN1

Mail Tax Notices To and Property Owner:
Mark Taylor & Associates
PO Box 60832
Nashville, TN 37206

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9/22/14.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067