WARRANTY DEED

KPG14-1107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,600.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh D. Baker	ACOPIA, LLC (NAME)	
1107 Seymour Ave (ADDRESS)	306 Northcreek Blvd 100 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	083-05-0-189.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES G. LOTT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSH D. BAKER AND REBEKAH A. BAKER, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 21 and the Easterly 20 feet of Lot No. 20 on the Plan of Cobb's Subdivision of the R.K. Brown Property of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the Easterly part of Lot No. 20 fronts together 80 feet on the Northerly side of Seymour Avenue and runs back between parallel lines with the Easterly margin of an unnamed street, 143 feet 8 inches to an alley.

Being the same property conveyed to James G. Lott and wife, Cara D. Lott by Deed from Joseph E. Warren of record at Instrument No. 20050502-0048485, Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 2, 2005.

Being the same property conveyed to James G. Lott by Quitclaim Deed from James G. Lott and Cara D. Lott dated July 22, 2013 and filed of record in Instrument No. 20140325-0024348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 332, page 144, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1107 Seymour Ave, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 17th day of March, 2014.

James G. Lott

BILL GARRETT, Davidson County
Trans:T20140019763 DEEDWARR
Recvd: 03/25/14 10:47 2 pgs
Fees:13.00 Taxes:1138.12

20140325-0024349

STATE OF Florida
COUNTY OF Hillsborough

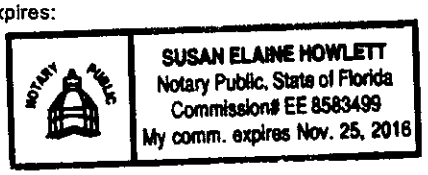
On this the 17 day of March, 2014, before me personally appeared James G. Lott, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of March, 2014.

Susan Elaine Howlett
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959