THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140027588 DEEDWARR
Recvd: 04/23/14 09:29 2 pgs
Fees:13.00 Taxes:765.90
20140423-0034035

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***207,000.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2014.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/16

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Lindsay J. Celada Rodriguez 3103 Stafford Drive Nashville, Tennessee 37214	ACOPIA, LLC 306 Northcreek Blvd, 100 Goodlettsville, TN 37072	MAP 085-07-0 PARCEL 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seven Thousand and 00/100 Dollars ($***207,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Einstman Properties, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Lindsay J. Celada Rodriguez, an unmarried woman (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 147 on the Plan of Section Four, Stanford Country Club Estates, of record in Plat Book 2900, Pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Einstman Properties LLC by Warranty Deed dated July 8, 2013, from Barbara P. Morgan a/k/a Barbara Jean Morgan of record as Instrument No. 20130710-0071498 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3103 Stafford Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Four, Stanford Country Club Estates, of record in Book 2900, pages 83 and 84, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representative, has executed this instrument on this the 21 day of April, 2014.

EINSTMAN PROPERTIES, LLC

By: _____

Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Neil Einstman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Einstman Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as its sole Member.

WITNESS my hand and official seal this 21 day of April, 2014.

_____
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY