Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028972 DEEDWARR
Recvd: 04/29/14 08:47 2 pgs
Fees:13.00 Taxes:1254.30
20140429-0035720

G-VRES-14-314

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2014.

My Commission Expires September 9, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Chapman	**Acopia, LLC**	
(NAME) **314 Sylvan Park Lane**	(NAME) **306 Northcreek Blvd, Suite 100**	**104010F02500CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **BLAKE R. PARSONS AND WIFE, ALLISON L. PARSONS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE CHAPMAN, UNMARRIED** 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 Unit 25, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Blake R. Parsons and wife, Allison L. Parsons by Warranty Deed from West End Station, LLC, a Tennessee limited liability company, recorded on the 2nd day of October, 2009 in Instrument No. 20091002-0091746, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE, as recorded in Plat Book 421, Page(s) 109, Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Organization of West End Station, LLC , recorded in Instrument No. 20070711-0082529, amended at Instrument No. 20071210-0142149, Register's Office for Davidson County, Tennessee.
- Charter of West End Station Condominium Association, Inc. recorded at Instrument No. 20080805-0080550, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage and Access, recorded in Instrument No. 20070425-0049073, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041, Regiser's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers, recorded in Book 1851, Page 222, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville in Instrument No. 20081017-0104357, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements recorded at Instrument Nos. 20070425-0049064 and 20080505-0045999, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels recorded at Instrument No. 20070606-0067812, Register's Office forDavidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **314 Sylvan Park Lane, Nashville, Tennessee 37209**.

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 the 24th DAY OF APRIL, 2014.

Blake R. Parsons

Allison L. Parsons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE R. PARSONS AND ALLISON L. PARSONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212