WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20140049

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rachel Atkin and Steven Hodgkins	Acopia, LLC	161.03-0-098.00
5125 Manorwood Court	306 Northcreek Boulevard, Suite 100	
Nashville, TN 37211	Goodlettsville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Shaw**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel Atkin, an unmarried woman and Steven Hodgkins, an unmarried man**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 21 of the McMurray Meadows Subdivision, Section Two of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael Shaw from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-BC2 by Special Warranty Deed dated April 3, 2013 and recorded April 26, 2013 in Instrument #20130426-0041826, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5125 Manorwood Court, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20140029781 DEEDWARR
Recvd: 05/01/14 10:07 2 pgs
Fees:13.00 Taxes:458.43
20140501-0036701

Witness my/our hand(s) this 30th day of April, 2014

Michael Shaw

Michael Shaw

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Michael Shaw , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 30th day of April, 2014.

Notary Public

My Commission Expires: 6-28-15