This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 06/03/14 13:44 2 pgs
Fees:13.00 Taxes:563.70
20140603-0047950

ADDRESS NEW OWNER:
Hillary Paige Sims
314 Antioch Pike
Nashville, Tennessee 37211.

Send tax bill to MORTGAGEE:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

PARCEL ID : 13302010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dream House, LLC, a Tennessee limited liability company** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Hillary Paige Sims, unmarried**, 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:

Land in Davidson County, Tennessee being Lot 14 on the Plan of W.G. Thuss Subdivision, as of record in Book 547, page 7 Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Consent Judgement of record in Book 4425, page 53 RODC [tasking of Right of Way].

Being the same property conveyed to Dream House, LLC, a Tennessee limited liability company by deed from Full Gospel Mission Church, a Tennessee non profit Corporation, dated February 27, 2014 , of record in Instrument No. 20140228-0017487 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 547, page 7, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 7, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 314 Antioch Pike, Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTOR does 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 warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind its self, its successors and representatives, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 its hand this the 30th day of May, 2014.

Dream House, LLC, a Tennessee limited liability company

By: Lee Turley, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lee Turley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Dream House, LLC, a Tennessee limited liability company**the within named bargainor, a company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 30th day of May, 2014.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $152,350.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2014.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this day of May 2014, personally appeared before me, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016