STATE OF Tennessee
COUNTY OF Davidson

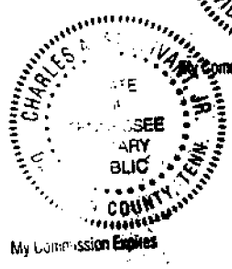
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 12-6-16
File No. G14-9524D





Davidson County DEEDWARR
Recvd: 08/06/14 14:26 3 pgs
Fees:18.00 Taxes:491.73
20140806-0070814

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher L. Blair and Mary E. Blair, husband and wife (NAME)	Acopia, LLC (NAME)	75-12-F-50CO
735 Tulip Cove Road (STREET ADDRESS)	306 Northcreek Blvd. #100 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa Servais n/k/a Lisa Langford, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher L. Blair and Mary E. Blair, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 50 aka Unit 311 as shown on Exhibit B, in the Declaration of Covenants, Conditions and Restrictions, on the plan of TULIP COVE TOWNHOMES, PHASE 2, 1ST AMENDMENT, as shown by plat of record in Instrument No. 20050525-0059119, and as amended in Instrument No. 20080103-0000699, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lisa Servais, an unmarried woman from Marquis Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed dated October 31, 2011, as Instrument No. 20111102-0085187, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Instrument No. 20050517-0055768, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument No. 20050525-0059119, Instrument No. 20080103-0000699, and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee.
3. Plumbing permit as recorded in Book 10413, page 841, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers as recorded in Book 4123, page 640, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement as recorded in Instrument No. 20040609-0068086, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 735 Tulip Cove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this 31st day of July, 2014.

Lisa Servais n/k/a Lisa Langford

July 31, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lisa Servais n/k/a Lisa Langford, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2014.

My Commission Expires: 3/27/18

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

