WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-14-700

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)
Ross B. Rawlins	**Acopia, LLC**	
(NAME)	(NAME)	**75-12-B-45.00 CO**
700 Billie Jean Circle	**306 Northcreek Blvd**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**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 **STEPHANIE MICHELLE TRESNER AND RANDALL ALLAN TRESNER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROSS B. RAWLINS, 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:

Land in Davidson County, Tennessee, being Lot 7, BROOKSIDE WOODS, PHASE TWO, SECTION THREE, FIRST REVISION, as shown on plat of record in Plat Book 9700, Page 916, revised at Instrument No. 20000512-0048125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Michelle Baldwin and Randall Allan Tresner by Warranty Deed from Earheart Investments, Inc., recorded on the 5th day of August, 2004 in Instrument No. 20040805-0094178, in the Register's Office of Davidson County, Tennessee.

Stephanie Michelle Baldwin is now known as Stephanie Michelle Tresner. Stephanie Michelle Baldwin and Stephanie Michelle Tresner are one and the same person.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, PHASE TWO, SECTION THREE, BROOKSIDE WOODS, as recorded in Plat Book 9700, Page(s) 916, revised at Instrument No. 20000512-0048125 and Boundary Plat recorded in Plat Book 9700, Page 350 and Plat Book 9700, Page 362.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10444, Page 213, amended in Book 11103, Page 156 and Book 11453, Page 900.
- Charter of Brookside Woods Homeowners Association recorded in Book 10451, Page 506.
- Easement for Utilities recorded in Book 5609, Page 627.
- Conveyance to Homeowners Association recorded in Book 11450, Page 112.
- Easement to Sprint recorded at Instrument No. 20140114-0003778.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Billie Jean Circle, Hermitage, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140063987 DEEDWARR
Recvd: 08/28/14 12:25 2 pgs
Fees:13.00 Taxes:592.00
20140828-0078728

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2014.

Stephanie Michelle Tresner

Randall Allan Tresner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE MICHELLE TRESNER AND RANDALL ALLAN TRESNER, the within named bargainor, 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 the 26th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.