Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0801

BILL GARRETT, Davidson County
Trans:T20140064697 DEEDWARR
Recvd: 09/02/14 09:39 2 pgs
Fees:13.00 Taxes:1406.00
20140902-0079511

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Rita Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2014

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public
Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter M. Mancini 2331 Crocker Springs Rd. Goodlettsville, TN 37072	Acopia, LLC 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	023-00-0-015.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Georgena J. Virga

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter M. Mancini, unmarried

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 the old 22nd Civil District, now the 10th Civil District of Davidson County, Tennessee, and being a part of a tract as recorded in Book 5086, Page 329, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:

BEGINNING at a corner post and steel pin in the westerly margin of Crocker Springs Road, being a corner with the formerly Edwards' property; thence South 87 degrees West 409.0 feet to an iron pin and a corner post; thence South 4 degrees West 632.0 feet to an iron pin; thence North 33 degrees 00 minutes West 968.00 feet to a stake (with slope tapes 1015.0 feet); thence with the line between Tracts 4 and 5, North 67 degrees 30 minutes East 758.0 feet to a steel post; thence North 78 degrees 05 minutes East 300.0 feet to a steel post in the margin of Crocker Springs Road; thence with the westerly margin of Crocker Springs Road, South 2 degrees West 513.0 feet to the point of beginning, and containing 11.46 acres, more or less, being Tract 5.

BEING the same property conveyed to Georgena J. Virga by Warranty Deed from Kenneth R. Wilson and wife, Deborah F. Wilson, dated 1/20/12 and recorded 1/25/12 in Instrument Number 20120125-0007008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2331 Crocker Springs Rd., Goodlettsville, TN 37072.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of August, 2014.

Georgena J. Virga

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Georgena J. Virga
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 at Brentwood, Tennessee this 28th day of August, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)