WARRANTY DEED

Return TO :

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,800.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2014

Notary Public

My Commission expires: (Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason M. Barnes	Acopia, LLC	149-03-0-012.00
2444 Broadview Drive	306 Northcreek Blvd. #100	
Nashville, TN 37217	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 2444 Broadview Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason M. Barnes, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 417 on the plan of Edge-O-Lake Estates, Section VI, of record in Book 3700, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Maloney, as Trustee for The 2444 Broadview Drive Trust by deed from Shannon King and Christian King, husband and wife, on July 21, 2014, of record in Instrument Number 20140722-0065191, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 2444 Broadview Drive Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 16, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3908, page 161, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2444 Broadview Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this .

The 2444 Broadview Drive Trust

By Amanda Dean, Successor Trustee

BILL GARRETT, Davidson County
Trans:T20140065766 DEEDWARR
Recvd: 09/04/14 10:43 2 pgs
Fees:13.00 Taxes:417.36
20140904-0080889

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 7-

Notary Public

Danielle Legieza - STATE OF TENNESSEE NOTARY PUBLIC Davidson County