BOX #14
G#26418-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082521 DEEDWARR
Recvd: 11/03/14 08:52 2 pgs
Fees:13.00 Taxes:487.29
20141103-0100990

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$131,700.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabriel Klein-Kuhn and Alyssa Bernhardt	**Acopia, LLC**	**14801002700**
211 Wallace Road	**306 Northcreek Boulevard, Suite 100**	
Nashville, TN 37211	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Dallas Glen Smith, Executor under the Last Will and Testament of and Mattie Jean Pressley

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriel Klein-Kuhn, an unmarried man, and Alyssa Bernhardt, an unmarried woman

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. 227 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles V. Pressley and wife, Mattie Jean Pressley, by Warranty Deed dated June 7, 1966, from Claud E. Law and wife, Nellie E. Law, of record in Book 4024, Page 564, Register's Office for Davidson County, Tennessee. The said Charles V. Pressley died on July 29, 2008, and title vested in Mattie Jean Pressley as surviving tenant by the entirety. The said Mattie Jean Pressley died April 12, 2014, leaving a Last Will and Testament dated September 27, 2011, which was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 14P879 (the "Will"). Pursuant to the provisions of the said Will, Dallas Glen Smith, as the Executor of the Estate, has the full power and authority to sell and convey title to the subject property.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3277, Page 482, and amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **211 Wallace Road, Nashville, TN 37211**.

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 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 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 **30th** day of **October, 2014.**

Dallas Glen Smith, Executor under the Last Will and Testament of Mattie Jean Pressley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dallas Glen Smith, Executor under the Last Will and Testament of Mattie Jean Pressley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2014.**

Notary Public

My Commission Expires: 7-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017