File 26509-8 Box 14 return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140084148 DEEDWARR
Recvd: 11/07/14 08:55 2 pgs
Fees:13.00 Taxes:1548.45
20141107-0102836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

NOTARY PUBLIC

My commission expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer B. Jacobs 200 Burns Ave., #4 Nashville, TN 37203	Acopia, LLC 306 Northcreek Blvd Suite 100 Goodlettsville, TN 37072	104023J01400CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($418,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST PARK VILLAGE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JENNIFER B. JACOBS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 14 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions. Said property being Unit No. 14 and has been assigned a mailing address of 200 Burns Avenue #4.

Being part of the same property conveyed to West Park Village Partners, by Deed dated February 27, 2013 from Martin T. Poe, Jr., and wife, Nancy N. Poe, of record in Instrument No. 20130228-0020097, Register's Office for Davidson County, Tennessee, and further by Deed from Eva J. Pulley, Custodian for Cameron Andrew Burnett and

Kyle Patrick Burnett and Cameron Andrew Burnett and Kyle Patrick Burnett, of record in Instrument No. 20130228-0020099; and by Deed dated February 27, 2013 from Tami Burnett McInerey and husband, Josh McInerney, of record in Instrument No. 20130228-0020101, said Register's Office. The said West Park Village Partners having quitclaimed to West Park Village Partners by Quitclaim Deed dated March 8, 2013 of record in in Instrument No. 20130308-0023468, Register's Office for Davidson County, Tennessee, for the purpose to combine three parcels into one parcel.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2014.

WEST PARK VILLAGE PARTNERS

JUSTIN HICKS, PARTNER

JOHN HOWARD, PARTNER

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 31 day of October, 2014, before me, appeared Justin Hicks and John Howard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the only Partners of West Park Village Partners, a Tennessee General Partnership, and that said instrument was signed in behalf of said West Park Village Partners, and said officer acknowledged said instrument to be the free act of deed of said West Park Village Partners.

WITNESS my hand and seal, this the 31 day of October, 2014.

Notary Public

My commission expires: 12/23/2014

LESLIE LAWRENCE LARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY