WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089665 DEEDWARR
Recvd: 12/01/14 10:34 2 pgs
Fees:13.00 Taxes:388.50
20141201-0109996

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Bigham	Acopia, LLC	Parcel ID:
178 Old Tusculum Road	306 Northcreek Blvd., Ste. 100	13500017500
Antioch, TN 37013	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 considerations, the receipt of which is hereby acknowledged, we

Patricia Ferguson and husband, Donald Ferguson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry Bigham and wife, Andrea Couser
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 Second Civil District of Davidson County, Tennessee, described as follows:

Beginning in the north margin of Smith Springs Road at C.W. Smith's (erroneously shown as C. 1/2 Smith's on prior deeds) southwest corner, running thence 210 feet north with said Smith's east line to a stake; thence east 100 feet to a stake; thence south 210 feet to the margin of said Road; thence with the margin of said Road 100 feet to the point of beginning.

INCLUDED, but specifically excluded from the above conveyance is the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8226, Page 213, said Register's Office:

Beginning at a point on the existing north right-of-way line of Smith Springs Road on the common line of Givens and Aubra Pittman, Jr., said point being 16 feet north of centerline survey station 51+67 and proceeding as follows:

1. Northwardly with the common line of Givins and Pittman a distance of 9 feet to the new right-of-way line Smith Springs Road; thence,
2. With a line 25 feet north of and parallel to the centerline S 73 deg. 08' 09" E, 78.12 feet; thence,
3. With a 811.8l foot radius curve to the right a distance of 22 feet to a point on the common line of Givens and General F. McCoin; thence,
4. Southwardly with the line between Givens and McCoin 6 feet to a point on the existing north right-of-way line of Smith Springs Road, said point being 19 feet north of centerline survey station 52+71,
5. Westwardly with the existing north right-of-way line of Smith Springs Road a distance of 101 feet to the point of beginning and containing 810 square feet or 0.02 acres, more or less.

Being the same property conveyed to Patricia Ferguson and husband, Donald Ferguson, by deed from Kyle T. Pulley, of record in Instrument 20050224-0020243, said Register's Office, dated February 18, 2005.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; and (2) Sanitary Sewer Easement of record in Book 6910, Page 629, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2326 Smith Springs Road, Nashville, TN 37217

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 do 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

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 25th day of November, 2014.

Patricia Ferguson

Donald Ferguson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Ferguson and Donald Ferguson, 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 Nashville, Tennessee, this 24th day of November, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.