BOX 10-B

BILL GARRETT, Davidson County
Trans: T20140097492 DEEDWARR
Recvd: 12/31/14 11:20 2 pgs
Fees: 13.00 Taxes: 960.15
20141231-0119178

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON W. MAYES, ET UX	**ACOPIA, LLC**	**133-02-0-228.00**
(NAME) **409 ELGIN STREET**	(NAME) **306 NORTH CREEK BLVD., SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **GOODLETTSVILLE, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DERI PLUMMER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JASON W. MAYES AND JAMIE M. MAYES, HUSBAND AND WIFE**, 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.106 on the Plan of Sunrise Heights Addition, of record in Plat Book 421, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deri Plummer from Regions Bank dba Regions Mortgage by deed dated May 1, 2014, of record in Instrument No. 20140502-0037639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 421, Page 2, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney for Deri Plummer of record in Instrument No. 20141205-0111723, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **409 ELGIN STREET, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of December, 2014.

Deri Plummer
By: Dustin Plummer, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2014, before me personally appeared **Dustin Plummer, Attorney-in-Fact for Deri Plummer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deri Plummer, and who acknowledged that he executed the same as the free act and deed of Deri Plummer.

Witness my hand and official seal at office this 30th day of December, 2014.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018