This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $125,000.00.

Jennifer Cornwell
Affiant

Subscribed and sworn before me this the 13th day of February, 2015.

Brittany Goins
Notary Public
My commission expires: 6-17-17

BILL GARRETT, Davidson County
Trans:T20150013447 DEEDWARR
Recvd: 02/24/15 13:46 2 pgs
Fees:13.00 Taxes:462.50
20150224-0015833

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Avant	Acopia, LLC	134 13 0 154.00
4958 Edmondson Pike #G37	306 Northcreek Blvd, 100	
Nashville, TN 37211	Goodlettsville, TN 37072	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEAN GRUBBS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES AVANT AND BETTY AVANT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page 34, 35, and 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. Grubbs et ux Jean Grubbs by Warranty deed from T. Boyce Aston et ux Lee Lewis Ashton of record in Book 5223, page 557, Register's Office for Davidson County, Tennessee, dated 11/09/1977 and recorded on 11/17/1977.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 230 Eisenhower Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of February, 2015.

Jean Grubbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean Grubbs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY