WARRANTY DEED

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-17-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1079B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Derek L. Delporto and Olivia C. Freeman	Acopia, LLC	08303023500
2225 Carter Ave	306 Northcreek Blvd, Ste 100	
Nashville, TN 37206	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PRISSIKE PROPERTY DEVELOPMENT, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES 14-01

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

DEREK L. DELPORTO AND OLIVIA C. FREEMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2223 Carter Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140313-0021195, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Gerald Bequette and Brian G. Bequette by Warranty deed from Justin D. Martin and Tia E. Martin of record in Instrument No. 20090417-0035047 Register's Office for Davidson County, Tennessee, dated April 10, 2009 and recorded on April 17, 2009.

Being a portion of the same property conveyed to Sherrie P. Sehrt, married by Warranty deed from Gerald Bequette and Brian G. Bequette of record in Instrument No. 20140213-0012851 Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on February 13, 2014.

Being a portion of the same property conveyed to Prissike Property Development, LLC, a series Tennessee limited liability company, Series 14-01 by Quitclaim deed from Sherrie P. Sehrt, married of record in Instrument No. 20140304-0018067 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 4, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140313-0021195, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4116, Page 584, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2225 Carter Ave, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20150025212 DEEDWARR
Recvd: 04/06/15 14:59 2 pgs
Fees:13.00 Taxes:1295.00
20150406-0029881

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 in 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 on the 31st day of March, 2015.

Prissike Property Development, LLC

BY: _____

Sherrie P. Sehrt, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sherrie P. Sehrt**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Prissike Property Development, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2015.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1079B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027