THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150027215 DEEDWARR
Recvd: 04/13/15 09:11 2 pgs
Fees:13.00 Taxes:838.05
20150413-0032072

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles P. Cron 111 Honey Creek Lane Nashville, Tennessee 37211	Acopia, LLC 306 Northcreek Blvd. S.[illegible] Ste. 100 Goodlettsville, TN 37072	161-13-OB-111.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN DAVID ELKINS AND WIFE, PATRICIA A. ELKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHARLES P. CRON**, unmarried, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 111 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of record in Instrument Number 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John David Elkins and wife, Patricia A. Elkins, by Warranty Deed from Pulte Homes, Limited Partnership, Nevada Limited Partnership, of record on 03/04/2005, at Instrument No. 20050304-0024078, Davidson County Register of Deeds.

This is improved property known as **111 Honey Creek Lane, Nashville, Tennessee 37211** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **10th** day of **April, 2015**:

John David Elkins
John David Elkins

Patricia A. Elkins
Patricia A. Elkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN DAVID ELKINS AND PATRICIA A. ELKINS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of April, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON GARDNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $226,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015:

Georgette R Kennedy
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY