Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Erica Allyn
Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Elizabeth Maison
Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20150054539 DEEDWARR
Recvd: 07/07/15 09:44 2 pgs
Fees:13.00 Taxes:554.63
20150707-0065565

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosalind Triplett	Acopia, LLC	**Map\Parcel: 161-16-0A-098.00-CO**
325 Shadow Glen Drive	306 Northcreek Blvd Ste 100	
Nashville, TN 37211	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 ACKNOWLEDGE, WE,

J. Michael Lowell and Brandi M. Lowell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosalind Triplett, an unmarried woman

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 Unit 98, on the plan of Townhomes of Shadow Glen, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Corrected in Instrument No. 20040317-0030572; Corrected in Instrument No. 20040720-0086706, amended in Instrument No. 20050520-0056857 and supplemented with plat as Exhibit "A" in Instrument No. 20050317-0029206, register's office for said county, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Michael Lowell and Brandi M. Lowell, husband and wife by Warranty deed from Nina Warshaw, individually and as Trustee for the Nina Warshaw Revocable Living Trust Agreement dated November 29, 2006 of record in Instrument No. 20080912-0093556 Register's Office for Davidson County, Tennessee, dated September 08, 2008 and recorded on September 12, 2008.

This instrument is executed pursuant to Power of Attorney of record in Instrument No. ——★—— ★ 20150707-0065564

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 7900, Page 38, Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, Supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Charter for HOA in Instrument No. 20040316-0029917, Conveyance of common areas and open space in Instrument No. 20051114-0137526, Storm Water Detention Agreement in Instrument No. 20030903-0127692, Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Restrictions of record in Book 8064, Page 815, Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument 20000114-0004981, Easement for Drainage in Book 7382, page

755, Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, rights of others in and to the common areas and/or elements, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **325 Shadow Glen Drive Nashville, TN 37211**.

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 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 June, 2015.

J Michael Lowell by Ginger Garland his Atf

J. Michael Lowell, by Ginger Garland,
his Attorney in Fact

Brandi M Lowell by Ginger Garland, her Atf

Brandi M. Lowell, by Ginger Garland,
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ginger Garland, the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for both J. Michael Lowell and Brandi M. Lowell and that she is authorized by J. Michael Lowell and Brandi M. Lowell to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My Commission Expires: 11-4-18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **150203**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027