WARRANTY DEED

P-VRES-15-04958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy Salazar	**Acopia, LLC**	
(NAME) **4958 Edmonson Pike #B11**	(NAME) **306 Northcreek Blvd, Ste. 100**	**147070B01100CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ERIN L PARKER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CATHY SALAZAR, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B-11 on the Plan of Woodlea Place Townhomes, Phase I of record in Plat Book 5050, Page 101, 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 ERIN L. PARKER, A SINGLE PERSON by Warranty deed from CHARLES E. MCKINNEY, UNMARRIED of record in Instrument No. 20081223-0122239 Register's Office for Davidson County, Tennessee, dated 12/19/2008 and recorded on 12/23/2008.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Page 101;
- Covenants, Conditions and Restrictions of record in Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544;
- HOA By-Laws of record in Book 5197, Page 585;
- Easement for utilities granted Electric Power Board of record in Book 3255, Page 532;
- Woodlea Place Townhomes adopted rules and regulations of recorded in Book 6636, Page 970;
- Conveyance of Common Areas to Woodlea Place Homeowner's Association of record in Book 5201, Page 958;
- Storm Water Detention Agreement of record in Book 10010, Page 45;
- Restrictions of record in Book 10919, Page 890, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4958 Edmonson Pike #B11, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20150059736 DEEDWARR
Recvd: 07/22/15 10:56 2 pgs
Fees: 13.00 Taxes: 368.15
20150722-0071730

Witness my/our hand(s) this the 17th DAY OF JULY, 2015.

Erin L Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN L PARKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212