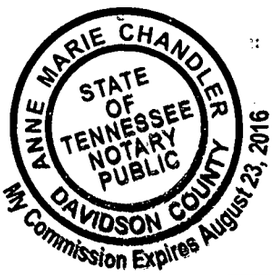
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,900.00.**

Carla A.W. Dodd
Affiant

Subscribed and sworn to before me this 27th day of July, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James M. Buckingham	ACOPIA, LLC	05202012600
509 Lanier Drive	300 NORTHCREEK BLVD. #100	
Madison, TN 37115	GOODLETTSVILLE, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James M. Buckingham, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 44, Block "B" on revised map of Rainbow Terrace, Plan Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property transferred to Terrell Starks by Final Decree Confirming Sale, of record in Instrument Number 20110126-0007181, Register's Office for Davidson County, Tennessee. Further conveyed by Default Judgment of record in Instrument Number 20140219-0014223, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **509 Lanier Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 27, 2015.

Terrell Starks

BILL GARRETT, Davidson County
Trans:T20150061895 DEEDWARR
Recvd: 07/28/15 15:29 2 pgs
Fees:13.00 Taxes:517.63
20150728-0074289

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2015

My commission expires 8/5/18

Notary Public

