WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-15

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracie L. Baker	Acopia, LLC	104060N30300CO
(NAME)	(NAME)	
303 Rose Hall	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Hartline Hospitality LLC** a Tennessee Series Limited Liability Company, Series No. 1502, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracie L. Baker, 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:

All that parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 303, on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, Page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, Page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to William F. Sullivan and wife, Laurie Sullivan by Quit Claim Deed dated 08/18/2011 from William F. Sullivan of record in Instrument 201108230065171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Hartline, married by Warranty Deed dated 05/17/2014 from William F. Sullivan and wife, Laurie Sullivan of record in Instrument 201405200043392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hartline Hospitality, LLC, a Tennessee series limited liability company, Series No. 15-02 by Quit Claim Deed dated 04/10/2015 from Robert Hartline, married of record in Instrument 201504130032095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 303 Rose Hall, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150073139 DEEDWARR
Recvd: 08/28/15 09:14 2 pgs
Fees: 13.00 Taxes: 1015.65
20150828-0087235

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, their heirs and assigns forever; and we do covenant with 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 our hands this 26th day of August, 2015, 2015.

HARTLINE HOSPITALITY, LLC

Robert Hartline

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Hartline, with whom I am personally acquainted and who upon his oath acknowledged himself to be the [ ] member of Hartline Hospitality, LLC, a Tennessee series limited liability company, Series No. 15-02, the within named bargainor, a corporation and that he as such [ ] member being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert Hartline as [ ] member.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 26th day of August, 2015.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019