This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $114,900.00.

LuAnn Maloney
Affiant

Subscribed and sworn before me this the 28th day of August, 2015.

Notary Public
My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/04/15 08:59 2 pgs
Fees:13.00 Taxes:425.13
20150904-0090219

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Catherine K Moore 596 Castlegate Drive Nashville, TN 37217-4235	ACopia, LLC 306 Northcreek Blvd. #100 Goodlettsville, TN 37072	136-14-0-200.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES VINCENT ABERNATHY, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CATHERINE K MOORE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 154-A on the Plan of Zone Lot Division, Harbor Gate Subdivision Section Two, Lots 148 Thru 154 of record in Plat Book 6900, Page 251, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 154-A fronts 33.00 feet on the easterly margin of Castlegate Drive and extends back 196.08 feet on the broken northerly line and 187.57 feet on the southerly line to a point of intersection.

Being the same property conveyed to James Vincent Abernathy by Quitclaim deed from Michelle Kendrick Abernathy of record in Instrument No. 20131114-0117709 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 14, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 596 Castlegate Drive, Nashville, TN 37217-4235.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of August, 2015.

James Vincent Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Vincent Abernathy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17