THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **107,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2015. Notary Public MY COMMISSION EXPIRES: 5/28/17 (AFFIX SEAL)

DAMARIS B. STRATTON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Murphy	Acopia, LLC	MAP
230 Jenna Lee Circle	300 Northcreek Blvd., Ste 100	PARCEL 043-10-0C-027.00-CO
Madison, TN 37115-6553	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, **Bixler Farms, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank R. Murphy and Candace R. Murphy, husband and wife**

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 No. 27 on the Plan of record in Exhibit "C", Declaration of Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, 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 a portion of the same property conveyed to Bixler Farms, LLC, a Tennessee limited liability company by deed from Thomas E. Hoppes and Philip L. Coats, Trustees of Madison Church of Christ, an unincorporated religious organization of record in Instrument No. 20051129-0143577 Register's Office for Davidson County, Tennessee, dated October 24, 2005 and recorded on November 29, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **230 Jenna Lee Circle, Madison, TN 37115-6553.**

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 my hand( ) this the 14th day of October, 2015.

Bixler Farms, LLC, a Tennessee limited liability company

BY: _____

ITS: Secretary

BILL GARRETT, Davidson County
Trans: T20150090772 DEEDWARR
Recvd: 10/26/15 10:28 2 pgs
Fees: 13.00 Taxes: 397.75
20151026-0108408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Phillip L. Owen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, **Bixler Farms, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 14th day of October, 2015.

My Commission expires 8.17.19

R Walters
Notary Public

