BILL GARRETT, Davidson County
Trans:T20150093937 DEEDWARR
Recvd: 11/04/15 09:37 2 pgs
Fees:13.00 Taxes:1010.10
20151104-0112288

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $73,000.00 Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David J. Cocchiarella **Kayla M. Cocchiarella**	**ACOPIA, LLC**	**13307010400**
3323 Mimosa Drive	**306 NORTHCREEK BLVD, STE 100**	
Nashville, TN 37211	**GOODLETTSVILLE, TN 37072**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Naylor Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David J. Cocchiarella and Kayla M. Cocchiarella, 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 Lot No 27 on the Plan of Glencoe Acres Subdivison, Section I, as of record in Book 1835, page 138, Reigster's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Naylor Properties, LLC, from Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virgina Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman by Warranty Deed dated 8/20/14, recorded on 8/21/14, and recorded in Instrument No 20140821-0076257, said Davidson County Register's Office. Previously being the same property conveyed to Claude E Hartman and wife, Martha G Hartman by Warranty Deed from A.S. Johnson in Book 2594, Page 293, Register's Office for Davidson County, Tennessee, The said Martha G Hartman having since died on 5/5/06 and Claude E Hartman having since died on 5/13/13; The property is vested in Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Hartman-Bell and Lauire Kathleen Hartmen, devisees under the Last Will and Testament of Claude W Hartman, deceased, as the same is filed The Seventh Circuit Court for Davidson County, Tennessee Probate Divison under Docket No 13P-1075.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3323 Mimosa Drive, Nashville, TN 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 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 in 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/our hand(s) this 30th day of October, 2015.

Caroline C Naylor

Naylor Properties, LLC
By: Caroline C. Naylor, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **CAROLINE C. NAYLOR** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBER of NAYLOR PROPERTIES, LLC and that he is authorized by NAYLOR PROPERTIES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of October, 2015.

Elizabeth Maison

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY