Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

BILL GARRETT, Davidson County
Trans:T20160001628 DEEDWARR
Recvd: 01/07/16 14:27 2 pgs
Fees:13.00 Taxes:912.05
20160107-0001760

Prepared By ~~and Return to:~~
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $246,500.00.

Affiant

File Number: 1512418

Subscribed and sworn to before me, this 5th day of January, 2016.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tyler Wiggers and Amanda Wiggers	Acopia, LLC	15508OC12900
7128 Forrest Oaks Drive	306 Northcreek Blvd., #100	
Nashville, TN 37221	Goodlettsville, TN 37072	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth James Mynatt, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tyler Wiggers and Amanda Wiggers, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the plan of Poplar Creek, Phase II, of record in Book 6900, Page 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth James Mynatt and wife, Amanda Jane Mynatt by Quitclaim Deed from Kenneth J. Poland, now known as Kenneth James Mynatt, and Amanda Poland, now known as Amanda Mynatt, dated April 10, 2003, of record in Instrument No. 20030423-0053915, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Kenneth James Mynatt by QuitClaim Deed from Amanda Jane Mynatt dated December 23, 2015, of record in Instrument Number *, Register's Office for Davidson County, Tennessee. *20160107-0001759

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___ unimproved property known as 7128 Forrest Oaks Drive, Nashville, TN 37221.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 5th day of January, 2016.

Kenneth James Mynatt

Kenneth James Mynatt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth James Mynatt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of January, 2016.

Notary Public at Large
My Commission Expires: 10/24/17