GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00 Affiant Subscribed and sworn to before me, this 28th day of January, 2016. Notary Public My commission expires: 03-07-17

BILL GARRETT, Davidson County
Trans:T20160008573 DEEDWARR
Recvd: 02/01/16 14:56 2 pgs
Fees:13.00 Taxes:721.50
20160201-0009660

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derek E. Hickman	Acopia LLC	Map/Parcel: 172-12-0-D-466.00
8256 Persia Way	306 Northcreek Blvd Suite 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, I/WE,

Erin Belt Vining, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek E. Hickman, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 512, on the Plan of Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin A. Belt, by Warranty Deed, from Lisa Giffen and Clayton Giffen, wife and husband, dated September 22, 2014, of record in Instrument No. 20140930-0090069, Register's Office for Davidson County, Tennessee. Erin A. Belt has since married and is now known as Erin Belt Vining.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20060118-0006550, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20061103-0136911, Instrument No. 20070103-0001284 and Instrument No. 20070803-00104306, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, Instrument No. 20050822-0099609, and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20020315-0032825 and amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, Instrument No. 20060321-0032382 and Instrument No. 20080626-0030449, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed..
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8256 Persia Way, 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 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 except as 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 28th day of January, 2016.

X Erin Belt Vining | Erin Belt Vining
Erin Belt Vining

*Robert Vining, spouse of Erin Belt Vining, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

X Robert Vining | Robert Vining
Robert Vining

STATE OF Michigan
COUNTY OF Ingham

Personally appeared before me, a Notary Public of said County and State, Erin Belt Vining and Robert Vining, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2016.

JWilliams
Notary Public

My Commission Expires: 9-11-21

File #: 150745JM
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

JUANITA WILLIAMS
Notary Public, State of Michigan
Ingham County
My Commission Expires Sept. 11, 2021