Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public
My commission expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160026730 DEEDWARR
Recvd: 04/04/16 08:33 2 pgs
Fees:13.00 Taxes:1239.50
20160404-0031358

Address of New Owner:	Send Tax Bills to:	Tax Information
Cheryl Ann Tolbert 320 Bramblewood Drive Nashville, TN 37211-4308	Acopia, LLC 306 Northcreek Blvd.,#100 Goodlettsville, TN 37072	146-08-0-088.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Stroud and wife, Peggy S. Stroud,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cheryl Ann Tolbert, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Section Six, Creive Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, 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 the same property conveyed to James M. Stroud and wife, Peggy S. Stroud by Warranty deed from James M. Hicks and wife, Ethyl Darlene Hicks of record in Instrument No. 20050428-0047201 Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on April 28, 2005.

This property is improved property known as **320 Bramblewood Drive, Nashville, TN, 37211-4308.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 1 and 2; (3) Restrictions of record in Book 2332, Page 92, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons: All of record in the Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of March, 2016.

James M. Stroud

James M. Stroud

Peggy S. Stroud

Peggy S. Stroud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Stroud and Peggy S. Stroud** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 31st day of March, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024217

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON