Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160029559 DEEDWARR
Recvd: 04/12/16 10:04 2 pgs
Fees:13.00 Taxes:873.20
20160412-0034875

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of April, 2016, by and between Atef Ebrhim, Married, party of the first part, and Robert D. Suttles and Tiffany F. Suttles, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 137 on the Plan of Villages of Brentwood, Phase Ten-A, of record in Book 7900, Page 313, said Register's Office, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Atef Ebrhim by virtue of that certain CASH Deed dated November 18, 2011, at Instrument No. 20111122-0091332 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was not their primary residence, and that said property has been used for investment purposes only.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Atef Ebrhim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Atef Ebrhim, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2016.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Robert D Suttles and Tiffany F Suttles 5308 Old Village Rd. Nashville, TN 37211
Tax Parcel No	161100B13800CO
Property Address:	5308 Old Village Rd Nashville, TN 37211
MAIL TAX BILLS TO:	Acopia, LLC 306 Northcreek Blvd., Ste. 100 Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $236,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rita Barber
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2016.

Notary Public

My Commission Expires:_____

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