Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100

Brentwood, TN 37027
16-0515

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2016

Notary Public
Commission Expires: 7-24-2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Damien G. Paris 212 Whorley Drive Nashville, TN 37217	Acopia, LLC 304 Normcreek Blvd. Ste 100 Goodlettsville, TN 37072	150-01-0-059.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Eric Chastain and Ashley Chastain

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Damien G. Paris, an unmarried man

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. 238 on the Plan of Edge-O-Lake Estates, Section Three, as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 238 fronts 84.0 feet on the southerly margin of Whorley Drive and runs back between lines measuring 158.52 feet on the easterly side and 156.62 feet on the westerly side to a line in the rear measuring 67.99 feet thereon.

BEING the same property conveyed to Eric Chastain and Ashley Chastain by Quitclaim Deed from Tidwell Family Trust, created upon the death of Margarette L. Tidwell, November 6, 2009, as directed under the Tidwell Living Trust, Paul Douglas Howard, Trustee, dated 11/10/14 and recorded

BILL GARRETT, Davidson County
Trans:T20160040180 DEEDWARR
Recvd: 05/13/16 12:47 3 pgs
Fees:18.00 Taxes:610.50
20160513-0047945

11/11/14 in Instrument Number 20141114-0105347, Register's Office for Davidson County, Tennessee.

Prior Sources of Title: BEING the same property previously conveyed to Tidwell Family Trust, created upon the death of Margarette L. Tidwell, November 6, 2009, as directed under the Tidwell Living Trust, by Quitclaim Deed from Tidwell Living Trust, dated 12/4/09 and recorded 12/8/09 in Instrument Number 20091208-0112152; and previously conveyed to Tidwell Living Trust uad March 5, 2007, Leon C. Tidwell and Margarette L. Tidwell, Trustees, by Quitclaim Deed from Leon C. Tidwell and Margarette L. Tidwell, husband and wife, dated 3/5/07 and recorded 3/21/07 in Instrument Number 20070321-0034302; and previously conveyed to Leon C. Tidwell and wife, Margarette L. Tidwell by Quitclaim Deed from Leon C. Tidwell, dated 10/4/83 and recorded 10/5/83 in Book 6151, Page 860; and previously conveyed to Leon C. Tidwell and wife, Avo J. Tidwell by Warranty Deed from Caesar E. Urrutia and wife, Christine M. Urrutia, dated 8/3/67 and recorded 8/4/67 in Book 4158, Page 504, Register's Office for Davidson County, Tennessee.

The said Avo J. Tidwell is reported to have died on 6/5/75, and Leon C. Tidwell was remarried to Margarette L. Tidwell. The said Margarette L. Tidwell is reported to have died on 11/6/09. The said Leon C. Tidwell is reported to have died on 3/4/12.

Paul Douglas Howard was appointed as Successor Trustee of the Tidwell Living Trust, and was also appointed as Executor of the Estate of Leon C. Tidwell, as proven by Last Will and Testament and Trust Agreement of The Tidwell Living Trust included as exhibits to Small Estate Affidavit filed 2/26/13 in Docket No. 13P-377 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 212 Whorley Drive, Nashville, TN 37217.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AR EC

Dated this the 30th day of April, 2016.

Ashley Chastain

Eric Chastain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Eric Chastain and Ashley Chastain

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2016.

Notary Public
My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)