WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,135.00.

Affiant

Subscribed and sworn to before me this 29 day of July, 2016

Notary Public
My Commission expires: 3-27-18
(Affix Seal)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony M. Cooper	Acopia, LLC	05203016900
608 Kinsey Blvd	306 Northcreek Blvd #100	
Madison, TN 37115	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony M. Cooper, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *man

Being Lot No. 18 on the Plan of Rosewood Subdivision, of record in Plat Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description.

Being the same property conveyed to Wanda Williams from Shapiro & Ingle, LLP, a Tennessee limited liability partnership by Substitute Trustee's Deed on March 8, 2016, of record in Instrument Number 20160316-0024721, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 902, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7860, Page 562 and Book 7891, Page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as: **608 Kinsey Boulevard, Madison, TN 37115**

BILL GARRETT, Davidson County
Trans:T20160066410 DEEDWARR
Recvd: 08/02/16 12:26 2 pgs
Fees:13.00 Taxes:611.00
20160802-0079696

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 29, 2016.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 29, 2016

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17