WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/16 09:02 2 pgs
Fees:13.00 Taxes:740.00
20160812-0083975

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of August, 2016.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

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:
Angela D. Schell	Acopia, LLC	173-15-0-A-053.00CO
1248 Bending Creek Drive	306 Northcreek Boulevard, Suite 100	
Antioch, TN 37013	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, **Rock Solid Solutions, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angela D. Schell, unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of Final Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fidelity Bank, by deed from Jessica D. Binkley, as Substitute Trustee, on August 8, 2014, of record in Instrument Number 20140812-0072495, Register's Office for Davidson County, Tennessee. And further being conveyed to Rock Solid Solutions, LLC, by Deed from Fidelity Bank on June 15, 2016 of record in Instrument Number 20160617-0061485, said Register's Office.

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

- Subject to all matters as shown on the Plan of record in Book 11700, page 27 and 28, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11675, page 472; and Instrument Number 20000215-0015152, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10448, page 188; and Book 3933, page 359, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000217-0016180, Register's Office for Davidson County, Tennessee.
- Homeowners Association for Mill Run Subdivision.

This is improved property known as: **1248 Bending Creek Drive, Antioch, TN 37013**

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 August 9, 2016.

Rock Solid Solutions, LLC

By Rolanda Amos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Rolanda Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Rock Solid Solutions, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Managing Member (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.