WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074192 DEEDWARR
Recvd: 08/25/16 09:43 2 pgs
Fees:13.00 Taxes:1387.50
20160825-0088930

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cleveland D. Bain **Megan Ross Bain**	**Acopia, LLC**	**Map 131-07-0-A Parcel 033.00co**
208 Old Williamsburg Court	**306 Northcreek Blvd., Suite 100**	
Nashville, TN 37215	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert W. Wardin, Jr., Trustee of the Albert W. Wardin, Jr. Living Trust established by the Revocable Trust Agreement of Albert W. Wardin, Jr., dated October 31, 2014 as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cleveland D. Bain and Megan Ross Bain, husband and wife

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. 33 on the Plan of Hillsborough Place, Phase II & III, of record in Book 5200, Page 160, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Albert W. Wardin, Jr. and wife, Lucile Peak Wardin by Deed dated May 11, 1979 from James C. McCanless and wife, Barbara Jean Little McCanless, of record in Book 5436, Page 547, and further conveyed to Albert W. Wardin, Jr. by Quitclaim Deed dated October 29, 2004 from Albert W. Wardin, Jr. and wife, Lucille Peak Wardin, of record in Instrument No. 20041123-0140101, and further conveyed to Albert W. Wardin, Jr., Trustee of The Albert W. Wardin, Jr. Living Trust, established by the Revocable Trust Agreement of Albert W. Wardin, Jr. dated October 31, 2014, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by Quitclaim Deed dated October 31, 2014 from Albert W. Wardin, Jr. of record in Instrument No. 20141106-0102441, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 5200, Page 160, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4122, Page 331, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions of Hillsborough Place now known as Jamesborough Place, of record in Book 5240, Page 165, and as amended in Book 5292, Page 134, and re-recorded in Book 5332, Page 212, and amended and restated in Instrument No. 20150203-0010005, Register's Office for Davidson County, Tennessee. 4) Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, Page 928, Register's Office for Davidson County, Tennessee. 5) Conveyance of common area to The Hillsborough Place Cooperative Corporation of record in Book 5297, Page 535, said Register's Office. 6) 2016 county taxes, prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **208 Old Williamsburg Court, Nashville, TN 37215**

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 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 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/our hand(s) this **22nd** day of **August, 2016.**

Albert W. Wardin, Jr., Trustee

Albert W. Wardin, Jr., Trustee of the Albert W. Wardin, Jr. Living Trust established by the Revocable Trust Agreement of Albert W. Wardin, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Albert W. Wardin, Jr., Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **August, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17