WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160075525 DEEDWARR
Recvd: 08/30/16 10:03 2 pgs
Fees: 13.00 Taxes: 1183.63
20160830-0090551

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Pankaj C. Desai Hitesh Vaishnav	Acopia, LLC, a Corporation	Map 114-07-0-B Parcel 182.00co
1760 Haleys Hope Court	306 Northcreek Blvd, Ste 100	
Nashville, TN 37209	Goodlettsville, TN 37072	

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,

Thomas Pluim, II and Heather Pluim, husband and wife

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

Pankaj C. Desai and Aradhana P. Desai, husband and wife, as to an undivided 50% interest (the "Desai Entirety Interest") and Hitesh P. Vaishnav and Sonali Vaishnav, husband and wife, as to an undivided 50% interest (the "Vaishnav Entirety Interest"), the said Desai Entirety Interest and the Vaishnav Interest, as they relate to each other, being held as joint tenants with right of survivorship

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. 67 on the Plan of Section Seven, Addition to Westchase, of record in Instrument No. 20051202-0144886 and Surveyor's Certificate of Correction of record in Instrument No. 20070627-0076862, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas Pluim, II and Heather Pluim, husband and wife, by Deed dated March 28, 2007 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20070410-0042398, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Thomas Pluim II and Heather Pluim, pursuant to a Power of Attorney executed by same on the 12th day of August, 2016, of record in Instrument No. 20160824-0088757, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20051202-0144886 and Surveyor's Certificate of Correction in Instrument No. 20070627-0076862, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of The Addition at Westchase Property Owners Association, Inc., of record in Instrument No. 20050602-0062617, Register's Office for Davidson County, Tennessee. (3) Charter of The Addition at Westchase Property Owner's Association, Inc., of record in Instrument No. 20060302-0024488, said Register's Office. (4) TVA Easements of record in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14, said Register's Office. (5) Agreement for Dedication of Easements for Sanitary Sewers in Book 5222, Page 720 and in Book 5258, Page 261, said Register's Office. (6) Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Book 8626, Page 868 and in Book 8626, page 870, said Register's Office. (7) Rights of ingress and egress to a family cemetery as set forth in the Agreement of record in Book 2484, Page 315, said Register's Office. (8) Easement for the flow of the waters of the Overall Creek and the rights of the public therein. (9) Rights of upper and lower riparian owners to the flow of the water of Overall Creek, free from diminution or pollution. (10) Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, said Register's Office. (11) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134795 and Instrument No. 20050509-0052106, Instrument No. 20020411-0045301 and Instrument No. 20050509-0052105, and Instrument No. 20050509-0052106, said Register's Office. (12) All matters shown on the Boundary Plats of record in Book 9700, Page 521 and in Instrument No. 20040927-0116001, said Register's Office. (13) Conveyance of Open Space to The Addition of Westchase Property Owners Association, Inc., of record in Instrument No. 20071109-0132493, said Register's Office. (14) Stormwater Detention Agreement of record in Instrument No. 20041020-0123238, said Register's Office. (15) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as 1760 Haleys Hope Court, Nashville, TN 37209

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 25th day of August, 2016.

Thomas Pluim II by Leith Merrow Mullaly, Attorney-in-Fact
Thomas Pluim, II by Leith Merrow Mullaly, Attorney-in-Fact

Heather Pluim by Leith Merrow Mullaly, Attorney-in-Fact
Heather Pluim by Leith Merrow Mullaly, Attorney-in-Fact

STATE OF New Hampshire)
COUNTY OF Coos)

On this 25th day of August, 2016 before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Leith Merrow Mullaly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Thomas Pluim, II and Heather Pluim** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Thomas Pluim, II and Heather Pluim**, for the purpose therein contained, by signing the name of **Thomas Pluim, II and Heather Pluim**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Lancaster (city), New Hampshire (state), this 25th day of August, 2016.

Notary Public

My Commission Expires: 1/15/19

SARAH C. DESROCHERS
MY COMMISSION EXPIRES JAN. 15, 2019
NOTARY PUBLIC
NEW HAMPSHIRE