WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20160111845 DEEDWARR
Recvd: 12/20/16 10:16 4 pgs
Fees:23.00 Taxes:1517.00

20161220-0133507

G-VRES-16-1201-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paige E. Cummings and Matthew Cummings	**Acopia, LLC**	
(NAME)	(NAME)	
1201 Shelton Avenue	**306 Northcreek Blvd, Suite 100**	**072-03-0-324.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3210	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LIMI INVESTMENTS, LLC AND SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA AND NORTH MECK 74 VENTURES, INC.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAIGE E. CUMMINGS AND HUSBAND, MATTHEW CUMMINGS,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 66 feet of Lot Number 75 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee. Said part of Lot Number 75 fronts 66 feet on the Northerly side of Shelton Avenue and extends back between parallel lines; 189.75 feet to a dead line.

Being the same property conveyed to Austin R. Wells by Warranty deed from Aurora Loan Services, LLC of record in Instrument No. 20091230-0118593 Register's Office for Davidson County, Tennessee, dated December 01, 2009 and recorded on December 30, 2009.

Being the same property conveyed to LIMI Investments, LLC, Specialized IRA Services FBO Frank Kellam Traditional IRA, and North Meck 74 Ventures, Inc. by Warranty deed from Austin R. Wells, a single person of record in Instrument No. 20160303-0020354 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 03, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1201 Shelton Avenue , Nashville, Tennessee 37216-3210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this the 8th day of December, 2016.

LIMI Investments, LLC

BY: Lise Pryce, mgr
Lise Pryce
Managing Member

BY: Michael Pryce, mgr
Michael Pryce
Managing Member

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISE PRYCE and MICHAEL PRYCE to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged himself/herself to be the MANAGING MEMBERS of LIMI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself/herself as MANAGING MEMBERS of LIMI INVESTMENTS, LLC.

Witness my hand and official seal, this the 8th of December, 2016.

Richard Dale Bigham
Notary Public
My Commission Expires: Oct 26, 2018
(SEAL)

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PRYCE, and LISE PRYCE to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBERS of LIMI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBERS executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself/herself as MANAGING MEMBER of LIMI INVESTMENTS, LLC.

Witness my hand and official seal, this the 8th of December, 2016.

Richard Dale Bigham
Notary Public
My Commission Expires: Oct 26, 2018
(SEAL)

OFFICIAL STAMP
RICHARD DALE BIGHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 933430
MY COMMISSION EXPIRES OCTOBER 26, 2018

Specialized IRA Services FBO Frank Kellam Traditional IRA

BY: _____
Ashley Davis
Authorized Signator

BY: _____
Reynald L. Desir
Authorized Signator

STATE OF ~~TENNESSEE~~ NEW MEXICO
COUNTY OF ~~DAVIDSON~~ BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNATOR of SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA, the within named bargainor, and that he/she as such AUTHORIZED SIGNATOR executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself/herself as AUTHORIZED SIGNATOR of SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA.

Witness my hand and official seal, this the 8th of December, 2016.

_____
Notary Public
My Commission Expires: 12-27-17
(SEAL)

OFFICIAL SEAL
Thomas U. Corpus
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-27-17

STATE OF ~~TENNESSEE~~ NEW MEXICO
COUNTY OF ~~DAVIDSON~~ BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REYNALD L. DESIR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNATOR of SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA, the within named bargainor, and that he/she as such AUTHORIZED SIGNATOR executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself/herself as AUTHORIZED SIGNATOR of SPECIALIZED IRA SERVICES FBO FRANK KELLAM TRADITIONAL IRA.

Witness my hand and official seal, this the 8th of December, 2016.

_____
Notary Public
My Commission Expires: 12-27-17
(SEAL)

OFFICIAL SEAL
Thomas U. Corpus
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-27-17

North Meck 74 Ventures, Inc.

BY: _____
Thomas Danny Griffith
President

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS DANNY GRIFFITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of NORTH MECK 74 VENTURES, INC. the within named bargainor, a corporation, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as PRESIDENT of NORTH MECK 74 VENTURES, INC.

Witness my hand and official seal, this the 8th of December, 2016.

_____
Notary Public
My Commission Expires: March 27 202
(SEAL)

AMY RYBA
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires Mar. 27, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212