WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2017.

MAY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

O-PR-17-838

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)
Matthew Smith	Acopia, LLC	
(NAME)	(NAME)	082-03-0C-002.00-CO
838 B North 2nd Street	306 Northcreek Blvd. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SMITH,** hereinafter called the Grantee(s), his/her/its/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 838 North 2nd Street Townhomes, a Horizontal Property Regime of record as Instrument No. 20150526-0047870 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Strategic Options International, LLC by Special Warranty deed from TriStar Bank, a Tennessee banking corporation of record in Instrument No. 20131008-0105783 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 08, 2013. (Value or consideration as shown in aforementioned deed $98,000.00.) Being also known as 838 B North 2nd Street Nashville, TN 37208.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 86, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150526-0047870, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Instrument Number 20150603-0051909, in the Register's Office for Davidson County, Tennessee;
- Right of Way of North 2nd Street, aka Harris Street and an alley;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **838 B North 2nd Street , Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20170041468 DEEDWARR
Recvd: 05/16/17 09:52 2 pgs
Fees:13.00 Taxes:1332.00

20170516-0048353

Witness my/our hand(s) this the ____ DAY OF APRIL, 2017.

Strategic Options International, LLC

BY: _____
Myron Dowell
Managing Member

STATE OF VA
COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRON DOWELL, 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 MEMBER of STRATEGIC OPTIONS INTERNATIONAL, 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.

Witness my hand and official seal, this the 28th of April, 2017.

_____
Notary Public
My Commission Expires: 4/30/2020
(SEAL)
#347285

DAVID SCOTT SMITH NOTARY PUBLIC REG. #347285 MY COMMISSION EXPIRES COMMONWEALTH OF VIRGINIA

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