WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-BR-17-1116

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)
Harry Thomas Robinson, IV and Kristen Marie Robinson	**Acopia, LLC**	
(NAME)	(NAME)	
1116 Sunnymeade Drive	**306 Northcreek Blvd, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**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, **REBEL D. ROGERS AND WIFE, KATIE ROGERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRY THOMAS ROBINSON, IV AND KRISTEN MARIE ROBINSON, HUSBAND AND WIFE,** 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 Lot Nos. 10 and 11 of Block "A" on the Plan of Re-Subdivision of Sunnymeade, Unit No. 1, and Subdivision of Sunnymeade, Unit No. 2 of record in Plat Book 974, Pages 56 and 57, 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 the same property conveyed to Rebel D. Rogers and wife, Katie Rogers by Warranty deed from Juanita Echols, a married person of record in Book 10552, page 883, Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 01, 1997.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 4100, Page 258 and 4275-438, in the 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: **1116 Sunnymeade Drive, Nashville, Tennessee 37216**.

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: T20170071465 DEEDWARR
Recvd: 08/17/17 10:46 2 pgs
Fees: 13.00 Taxes: 1757.50

20170817-0084527

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2017.

Rebel D. Rogers

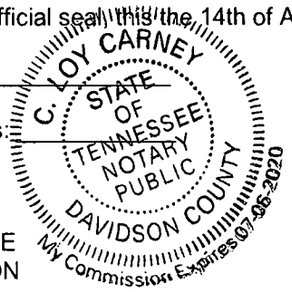
Katie Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEL D. ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

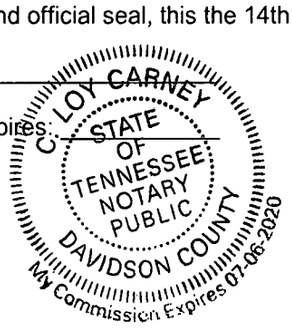


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)



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