STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 1/23/18
File No. G17-8675D

CRYSTAL JOHNSTONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170078009 DEEDWARR
Recvd: 09/06/17 12:03 2 pgs
Fees:13.00 Taxes:481.00
20170906-0091628

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vincent Patterson Nichols, unmarried (NAME)	Acopia, LLC (NAME)	38-184
6117 Old Hickory Boulevard (STREET ADDRESS)	306 Northcreek Blvd, Ste 100 (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wills Napier Morgan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent Patterson Nichols, unmarried,** 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:

Tract 2
Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, said tract being a part of Tract No. 2 of the property conveyed to Albert G. Carney and wife, Deloro N. Carney by Deed of record in Book 2151, page 38, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly right of way line of Old Hickory Boulevard, said point being the southeasterly corner of Tract 1 of the above described property, and being the southwesterly corner of the herein described tract, thence leaving said right of way line with the easterly line of Tract 1 N 2°08'54" E 1047.42 feet to an iron rod, thence leaving said easterly line with the southeasterly line of Sandra Wilson (Book 9827, page 167) N 67°10'27" E, 100.00 feet to an iron rod, thence leaving said line with a new line and severing the lands of Carney S 10°13'42" E, 1072.23 feet to an iron rod located in the northerly right of way line of Old Hickory Boulevard; thence with the northerly right of way line of Old Hickory Boulevard and a curve to the right 324.38 feet, said curve having a central angle of 16°33'12", a radius of 1,122.7 feet, and a chord of S 84°37'29" W, 323.25 feet to an iron rod and the point of beginning, described according to a survey made by Cantrell Kemp, LLC, Land Surveyors, RLS #1638, 103 West Harbor Ct., Hendersonville, TN 37075, dated June 1, 2002.

BEING a portion of the same property conveyed to Wills Napier Morgan from De Loro N. Carney, by Deed dated February 28, 2003, as Instrument No. 20030304-0028096, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Survey recorded in Instrument No. 20020708-0081698, Register's Office for Davidson County, Tennessee.
2. Right of way Easement to South Central Bell Telephone Co. as recorded in Book 9294, page 152, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6117 Old Hickory Boulevard, Whites Creek, TN 37189.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 1st day of September, 2017.

Wills Napier Morgan

September 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 1st day of September, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066