THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **164,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017. Notary Public MY COMMISSION EXPIRES: 6-26-21 (AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 45217 **DEEDWARR**
01/08/2018 09:51:28 AM 2 pgs
Fees: $13.00 Taxes: $606.80

20180108-0002094

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Garcia	Acopia, LLC	MAP 108-08-0
3139 East Lake Drive	306 Northcreek Blvd., Suite 100	PARCEL -174.00
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Kurt Strickmaker and Ann Marie Strickmaker, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan D. Garcia, unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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, described as follows:

Beginning at a point in the Westerly boundary of East Lake Drive at the point it meets the common boundary of Lots 72 and 73, East Lake subdivision, as in Book 5800, Page 151, thence following said common boundary in a Westerly direction 141.89 feet to a point; thence North 6 degrees 33 minutes 46 seconds West 49.67 feet to a point; thence in an Easterly direction 141.61 feet to a point on the Westerly boundary of East Lake Drive; thence, in a Southerly direction 49.67 feet to the point of beginning.

Being the same property conveyed to Kurt Strickmaker and Ann Marie Strickmaker, husband and wife by Warranty deed from Home Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20170830-0089085 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 04, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3139 East Lake Drive, Nashville, TN 37214.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of December, 2017.

Kurt Strickmaker by James Waechter attorney-in-fact
Kurt Strickmaker by James Waechter, Attorney-in-Fact

Ann Marie Strickmaker by James Waechter attorney-in-fact
Ann Marie Strickmaker by James Waechter, Attorney-in-Fact

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 **James Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kurt Strickmaker and Ann Marie Strickmaker**, as their Attorney in Fact, as the free act and deed of the within named **Kurt Strickmaker and Ann Marie Strickmaker**.

Witness my hand and official seal this the 29th day of December, 2017.

My Commission expires 1-8-19

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019