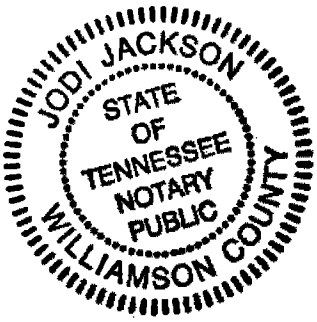
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Micah Burgess	Acopia, LLC	148 02 0 058.00
(NAME)	(NAME)	
300 Lallemand Court	306 Northcreek Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Two Thousand And No/100 Dollars ($172,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen J. Rhodes, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Micah Burgess, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Luna Heights, Section Two, of record in Book 2900, page 85, Register's Office for said County.

Said Lot No. 26, which is a corner lot, fronts 109.6 feet on the northeasterly margin of Lallemand Court and fronts 113 feet on the northwesterly margin of Lallemand Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 160.0 feet on the northeasterly line and 140.5 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Charles B. Rhodes and, wife Karen J. Rhodes by Deed from Norman E. Zeltner and wife, Mary J. Zeltner dated November 14, 1985 and recorded November 19, 1985 in Book 6712, Page 728, in the said Register's Office for Davidson County, Tennessee. The said Charles B. Rhodes having died on June 9, 2013 leaving Karen J. Rhodes as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Bill Garrett Davidson County
Batch# 113098 DEEDWARR
07/06/2018 11:16:30 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20180706-0065565

File Number: GRN-184355BSO

unimproved ☐

This is improved ☒ property, known as 300 Lallemand Court, Nashville, TN 37211

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, has 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. 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 2nd day of July, 2018

Karen J. Rhodes

Karen J. Rhodes

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Karen J. Rhodes, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-184355BSO