THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $469,900.00. Affiant Subscribed and sworn to before me this 24th day of August, 2018. Notary Public My Commission Expires: 3-21-20

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34401-07-2018

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2507

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Phillip Neal Clark, Kimberly Faye 5107 B Tennessee Ave Nashville, TN 37209	Acopia, LLC 306 Northcreek Blvd Ste 100 Goodlettsville TN 37072	Map and Parcel No.: 091 07 0 449 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shauna Botlo and Sean S. Sirianni, both unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Clark and Kimberly Faye, Husband and Wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5107 B Tennessee Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 133982 DEEDWARR
08/28/2018 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,738.63
20180828-0084941

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2018.

Shauna Botlo by Gerald G. Patterson, Atty In Fact

Shauna Botlo, by Gerald G. Patterson, her Attorney-in-fact

Sean S. Sirianni by Gerald G. Patterson, Atty In Fact

Sean S. Sirianni, by Gerald G. Patterson, his 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, Gerald G. Patterson, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Shauna Botlo and Sean S. Sirianni, and he is authorized by Shauna Botlo and Sean S. Sirianni to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of August, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1016, Block 175 on the Plan of Plan 1, West Nashville, as of record in plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shauna Botlo and Sean S. Sirianni, both unmarried, by deed date April 5, 2017 from Lone Oak, LLC, a Tennessee limited liability company, of record in Instrument No. 20170406-0033912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 091 07 0 449 00.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

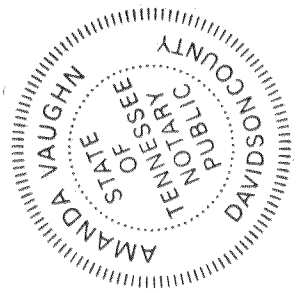
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)