This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3402

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3402

Karen Johnson Davidson County
Batch# 193476 DEEDWARR
02/08/2019 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,402.30
20190208-0012405

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or ~~value, whichever~~ is greater, for this transfer is $379,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2019

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhian Dougherty 5212 Elkins Avenue Nashville, TN 37209	Acopia, LLC 306 Northcreek Boulevard, suite 100 Goodlettsville, TN 37072	091-15-0-117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Walter Backes and Margie Backes, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rhian Dougherty unmarried woman**, hereinafter called the Grantee(s), his/her/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 the East 37 feet of the West 77.5 feet of the South part of Block 7 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record Plat Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Said part of said Block No. 7 fronts 37 feet on the North side of Elkins Avenue and runs back between parallel lines, parallel to and 40.5 East of 53rd Avenue, North, 160 feet, more or less to a dead line.

Being the same property conveyed to Walter Backes and Margie Backes, husband and wife by Warranty deed from MWC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180613-0056693 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 13, 2018.

This Instrument executed on behalf of Walter Backes ("Principal") by Margie Backes pursuant to the Power of Attorney of record in Instrument Number 20190208-0012404, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **5212 Elkins Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2019.

GRANTOR:
Walter Backes by Margie Backes his Attorney-in-fact
Walter Backes by Margie Backes, his Attorney-In-Fact

Margie Backes
Margie Backes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Walter Backes and~~ Margie Backes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she/they~~ she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2019.

Notary Public
My Commission expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Margie Backes the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Walter Backes ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of February, 2019.

Notary Public
My Commission expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

EXHIBIT "A"
TO Warranty Deed
From: Walter Backes and Margie Backes
To: Rhian Dougherty

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Margie Backes
Affiant

WITNESS my hand and seal at office this 7th day of February, 2019.

Notary Public
My Commission Expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

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.

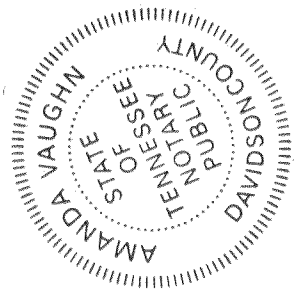
Signature

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)