Karen Johnson Davidson County
Batch# 238432 DEEDWARR
06/04/2019 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20190604-0053218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY 2019.

Notary Public

MY COMMISSION EXPIRES. 7-17-22

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JM-RF-19-1501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Christina Lynn Mullen and David A. Mullen	~~NEW OWNER~~ Acopia, LLC	
(NAME) 1501 Porter Rd	(NAME) 306 Northcreek Blvd. Suite 100	072-15-4G-001-00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE PERP FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA LYNN MULLEN AND DAVID A. MULLEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1501 Porter Road and McKennell Drive Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20170818 0084990, as Amended in Instrument No. 20190327-0027534 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Perp Fund, LLC, a California Limited Liability Company by Warranty deed from Family Affair Ministries Fellowship, Inc., a Tennessee Non-Profit Corporation of record in Instrument No. 20170619-0061028 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 19 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 843, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170818 0084990 and amended in Instrument No. 20190327-0027534, Register's Office for Davidson County, Tennessee.
- Water Main of record in Book 2398, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4110, Page 754 and 758, Book 4113, page 652, Book 4122, page 363 and 367, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1501 Porter Rd, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 31st DAY OF MAY 2019.

The Perp Fund, LLC

BY: _____

Tim Mathews
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM MATHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of THE PERP FUND, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

_____
Notary Public
My Commission Expires: November 2, 2021
(SEAL)

MORONI JENSEN
Notary Public - State of Utah
Comm. No. 698037
My Commission Expires on
Nov 2, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

