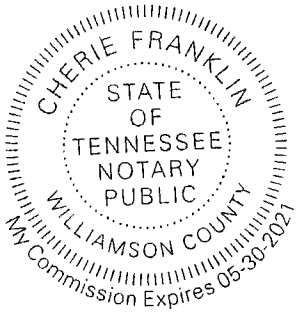
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Oct., 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(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).
Austin J. Knight and James D. Knight, II	Acopia, LLC	071 16 0E 001.00
(NAME)	(NAME)	
1317 Jones Avenue	300 Northcreek Blvd, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Devin Komline, an unmarried man, and Patricia Komline**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Austin J. Knight, an unmarried man and James D. Knight, II, a married 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, Tennessee, being Lot Unit A of 1317A-1317B Jones Avenue Townhomes, of record in Instrument No. 20170818-0084989, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to Jamithia Jenkins by Warranty Deed from Ernest McClain dated October 3, 2013 and recorded October 2, 2013, as Instrument No. 20131002-0103377, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cedrick McKissack by Quitclaim Deed from Jamithia Jenkins dated March 27, 2017 and recorded March 30, 2017, as Instrument No. 20170330-0030914, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mc2 Development, LLC by Quitclaim Deed from Cedrick Mckissak dated July 13, 2017 and recorded August 2, 2017, as Instrument No. 20170802-0078338, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Devin Komline, an unmarried man, and Patricia Komline by Warranty Deed from Mc2 Development, LLC, a Tennessee Limited Liability Company dated December 28, 2018 and recorded January 4, 2019, as Instrument No. 20190104-0001032, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1910373SSO

Karen Johnson Davidson County
Batch# 309969 DEEDWARR
11/04/2019 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20191104-0113095

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.

unimproved ☐

This is improved ☒ property, known as 1317 Jones Avenue, Nashville, TN 37207

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. 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 30th day of October 2019

Devin Komline

Patricia Komline by Devin Komline, as attorney in fact

File Number: GRN-1910373SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Devin Komline, an unmarried man, 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 30th of October, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Devin Komline, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Patricia Komline, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Patricia Komline, for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

File Number: GRN-1910373SSO