File: Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Victor Cornejo Ocegueda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

#1460

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Ocegueda	Skye Mortgage Group	148-15-48
(NAME)	(NAME)	
4841 Cimarron Way	512 Autumn Springs Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard T. Akers and wife, Kellee A. Akers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Ocegueda, married, 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. 167, on the Plan of Section III, Apache Hills of record in Book 4175, page 9, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Richard T. Akers and wife, Kellee A. Akers by deed of record in Book 9921, page 702, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Richard T. Akers by Kellee A. Akers as his *

unimproved ☐
This is improved ☒ property, known as 4841 Cimarron Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

* Attorney-In-Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 03/09/01 16:06 2pgs
Fees:11.00 Taxes:385.93
20010309-0023019

Witness my/our hand(s) this 28th day of February, 2001.

Richard T. Akers by Kellee a akers att. in fact
Richard T. Akers

Kellee A. Akers
Kellee A. Akers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Richard T. Akers and~~ Kellee A. Akers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2001.

Commission expires: May 26, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 2001, before me personally appeared Kellee A. Akers, the person who executed the foregoing instrument on behalf of Richard T. Akers and acknowledged that she executed the same as the free act and deed of the said Richard T. Akers, through Power of Attorney granted her by the said Richard T. Akers.

Commission expires: 2/26/2002

Notary Public