WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/02 14:38 2pgs
Fees:13.00 Taxes:231.25

20020131-0013849

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Akins	Countrywide Home Loans	82-3-489
1367 Eose Dale Ct (NAME) ~~926 North 5th Street~~	(NAME) 750 Old Hickory Blvd. #180	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Brentwood, TN 37027	
(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, Sondra Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Akins, an unmarried person, 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 the south 47 feet off Lot No. 16 in Sharpe and Crutchers Addition to East Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 47 feet on the west side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Clifford Porter by Last Will and Testament of Dorothy Porter of record in ~~Book~~ XXXXXXXXXXX, ~~page~~ XXXXXXXX* and to Sondra Thomas by Last Will and Testament of Clifford Porter of record as Instrument No. 20011010-0110361, said Register's Office.
*Docket No. 02UP7 (20020131-0013847)

unimproved ☐

This is improved ☒ property, known as 926 North Fifth Street, Nashville, TN 37207
(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.

Witness my hand this 18th day of January, 2002.

The Estate of Clifford Porter

By: Sondra Thomas by Tasharra Moses
Tasharra Moses, Attorney-in-Fact

Tasharra Moses

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public Tasharra Moses with whom I am personally acquainted , and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney-in-Fact" of Sondra Thomas and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2002.

Commission expires:

Notary Public

