WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN01308

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,100.00

Jeanne A. Close
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Notary Public

HENRY ALLISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 7-2-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Akin	Bank of America	142-09-0-D/196.00 CO
(NAME)	(NAME)	
8546 Sawyer Brown Road	1910 Cochran Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pittsburgh, PA 15220-1107	
(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, **Jeanne A. Close, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Akin and wife, Mary Ann Akin,** 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:

Being Unit No. 8546, together with the carport designated No. 8546-C, in River Plantation, Section 10, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 111, said Register's office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jeanne A. Close by Warranty Deed from Haury and Smith Contractors, Inc. dated September 18, 1996 and filed for record in Book 10197, Page 350, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8546 Sawyer Brown Rd., Nashville, TN 37221
(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 15th day of April, 2004.

Jeanne A. Close
Jeanne A. Close

Davidson County DEEDWARR
Recvd: 04/22/04 15:59 2pgs
Fees:13.00 Taxes:695.97

20040422-0045995

STATE OF

COUNTY OF DAVIDSON

On 4/15/2004, before me personally appeared Jeanne A. Close to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of April, 2004.

Commission expires: 7-2-07

Notary Public

