Davidson County DEEDWARR
Recvd: 07/05/05 13:55 2 pgs
Fees:13.00 Taxes:527.25

20050705-0076825

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Tanya L. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Tanya L. Butler	Franklin American Mortgage	117-16-0
1101 Maplehurst Avenue	501 Corporate Centre Drive #400	GROUP
Nashville, Tennessee 32704	Franklin, Tennessee 37067	PARCEL 216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Five Hundred dollars and Zero cents ($142,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edgar Daniel Akin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tanya L. Butler, a single person, and Belinda Belle Johnson, unmarried, 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 Lot No. 11 and the westerly one-half of Clarrice Avenue, abandoned, as shown on the Map of College Park, Block 12, as of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 11 and the westerly one-half of Clarrice Avenue, abandoned, adjoin and front together 75.0 feet on the south side of Maplehurst Lane and extend back between lines 162 feet 4 inches on the west line and 161 feet 2 inches on the east line to a line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Edgar Daniel Akin by deed dated April 26, 1990, from Jeffrey C. Bradford of record in Book 8097, page 653, Register's Office for Davidson County, Tennessee.

PHYLLIS R. AKIN, spouse of Edgar Daniel Akin, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1101 Maplehurst Avenue, Nashville, TN 37204

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 30th day of June, 2005.

Phyllis R. Akin

Edgar Daniel Akin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Edgar Daniel Akin and Phyllis R. Akin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee