Davidson County DEEDWARR
Recvd: 07/15/05 11:12 2 pgs
Fees:13.00 Taxes:3404.00

20050715-0082299

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Warranty Deed

Old Republic Title: Owner's Title Number: SV4142620

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Timothy D. Akers and wife,		Map:
Susan K. Akers	New Owners At Same Address	**144-08-B**
		Parcel:
25 Castlewood Court		**007.00-CO**
Nashville, TN 37215		**FH-25796**

For and in Consideration of the sum of **$920,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, we, **Timothy L. Arney and wife, Cammy J. Arney**, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Timothy D. Akers and wife, Susan K. Akers**, hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being Lot No. 7 on the plan of Castlewood as of record at Plat Book 6900, page 133 (that revises the plan at Plat Book 6250, page 267) **in the Register's Office for said County and to which plans reference is hereby made and the same incorporated herein for a complete description of said lot.**

Being all the same property conveyed to the grantors herein by deed as of record at Book 9593, page 307 said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to 2005 property taxes that have been prorated this date and the Grantee assumes in full (subject to any reproration that may be required in the event the actual 2005 taxes differ from the amount of $11,493.80 used in this proration); the Declarations of Covenants, Conditions, and Restrictions as of record at Book 6483, page 391 and Book 8165, page 130; and, to the limitations shown on said plan at Plat Book 6900, page 133 (revising Plat Book 6250, page 267), all recording references to said Register's Office .

This is **IMPROVED** property known as: **25 Castlewood Court, Nashville, TN 37215**

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 to be effective on the 14th day of July, 2005.

Timothy L. Arney

Cammy J. Arney

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is **$920,000.00**.

, Affiant
Timothy D. Akers

SUBSCRIBED AND SWORN TO BEFORE ME ON **July 14, 2005**.

My Commission Expires: **09-22-2005**

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 **Timothy L. Arney and wife, Cammy J. Arney**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **July 14, 2005**.

My Commission Expires: **09-22-2007**

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143