Davidson County DEEDWARR
Recvd: 10/24/05 12:17 2 pgs
Fees:13.00 Taxes:3311.50

20051024-0128057

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00

T. Clark Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 03.22.2008

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
T. Clark Akers	T. Clark Akers	116-14-0
635 Park Hill	635 Park Hill	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Eight Hundred Ninety Five Thousand Dollars and Zero Cents ($895,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John M. Carter and wife, Jennifer K. Carter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto T. Clark Akers and wife, Elizabeth Akers, 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 Nos. 13 and 14 on the Plan of Bellemeade Subdivision of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John M. Carter and wife, Jennifer K. Carter, by deed dated March 11, 2004, from Meredith Bare, married, of record as Instrument No. 20040315-0029208 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 635 Park Hill, Nashville, Tennessee 37205

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 our hands this 21st day of October, 2005.

John M. Carter

Jennifer K. Carter

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 John M. Carter and Jennifer K. Carter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2005.

Notary Public

My commission expires: 03-22-2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE