RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/06 10:05 2 pgs
Fees:13.00 Taxes:777.00
20060329-0035534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE EXPIRES 5-15-07

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas S. Akins and Carolyn D. Akins	New Owner	
(NAME) 4500 Post Road, Unit D-44	(NAME) 1100 Black Cherry Court	Map 103-14-0A
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	Parcel 044.00 CO
(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, I, **KATHLEEN HARGIS**, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS S. AKINS AND WIFE, CAROLYN D. AKINS**, 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. D-44 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold Hargis and wife, Gerroll Hargis by deed of record in Book 5295, page 535, said Register's office. The said Gerroll Hargis having since died with her interest passing to Harold Hargis by reason of their tenancy by the entirety. Also being the same property in which Harold Hargis created a tenancy by the entirety with Kathleen Hargis by Special Warranty Deed dated May 8, 1989, of record in Book 7840, Page 923, Register's Office for Davidson County, Tennessee. The said Harold Hargis died December 19, 1994 with his interest passing to Kathleen Hargis by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4500 Post Road, Unit D-44, Nashville, TN 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 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 27th day of March, 2006.

X Kathleen K Hargis

Kathleen Hargis

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 Kathleen Hargis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 27th day of March, 2006.

Commission expires:

Brenda S Lane

Notary Public

