Davidson County DEEDWARR
Recvd: 09/15/06 11:22 2 pgs
Fees:13.00 Taxes:869.50

20060915-0114542

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Aimee R. Say
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts
Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Randall F. Say	Countrywide Home Loans, Inc.	128-02-0
314 Forrest Valley Drive	801 Crescent Centre Drive #510	GROUP
Nashville, Tennessee 37209	Franklin, Tennessee 37067	PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Thirty Five Thousand Dollars and Zero Cents ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven B. Akers and wife, Kimberly A. Akers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randall F. Say and wife, Aimee R. Say, 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. 19 on the Plan of Thousand Oaks Estates of record in Book 370, pages 82 and 83, as amended in Book 4174, page 657, 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 Steven B. Akers and wife, Kimberly A. Akers, by deed dated June 23, 2000, from Belinda Russ, Cynthia Johnson, Pamela Russ and Deborah Baker of record as Instrument No. 20000713-0069375 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the 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 314 Forrest Valley Drive, Nashville, Tennessee 37209

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 14th day of September, 2006.

Steven B Akers

Kimberly A Akers

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 Steven B. Akers and Kimberly A. Akers, 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 14th day of September, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY