WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
13188

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Akbari	Ann Akbari	14800004700
2657 Mossdale (NAME) Dr. ~~2113 Antioch Pike~~	(NAME) 2657 Mossdale Drive.	
Nashville (ADDRESS) 37217 ~~Antioch~~, Tennessee ~~37013~~	(ADDRESS) Nashville, TN 37217	
(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, WE, Gary Middleton, Successor Trustee U/A/D Feb. 17, 2000 of the Katherine Shumate Middleton Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Akbari, 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:

Tract 1: Being a part of Lot No. 2 on the Map of the Subdivision of the Charlton property at Antioch, Tennessee, not o record, and described according to a survey made by Z.J. Wilkinson, Surveyor, April 8, 1936, as follows: Beginning at a point in the center of the Mill Creek Valley Pike, the common corner of Lots Nos. 2 and 3 of said sub-division, said point being south 40 degrees 30 minutes east, 771 feet, more or less, from the center of a bridge crossing Mill Creek; thence south 49 degrees 30 minutes west with the dividing line between Lots Nos. 2 and 3, 325 feet to a stake; thence south 40 degrees 30 minutes e4ast and parallel with the center line of Mill Creek Valley Pike, 65 feet to a stake; thence north 49 degrees 30 minutes west 325 feet to a point in the center the Mill Creek Valley Pike; thence north 40 degrees 30 minutes west with the center of said pike 65 feet to the beginning. The above described property being the northwest corner of Lot No. 23 of said subdivision.

Part 5+

Being the same property conveyed to Katherine Shumate Middleton, Trustee, and any Successor Trustees thereto U/A/D Feb. 17, 2000 and any amendments thereto, by deed of record in Instrument No. 200003060022682, Register's Office for Davidson County, Tennessee.

Katherine Shumate Middleton now deceased.

Per the Revocable Living Trust agreement Gary Middleton is the Successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2113 Antioch Pike, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 05/02/07 11:44 2 pgs
Fees:13.00 Taxes:595.70
20070502-0052395

Witness my hand this 27th day of April, 2007.

x Gary Middleton as Successor Trustee
Gary Middleton as Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 day of April, 2007, before me, personally appeared Gary Middleton as Successor Trustee of the Katherine Shumate Middleton Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2007.

Commission expires:

7/25/09

Heidi Jo Clayton
Notary Public

