WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

BOX 13
13793

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Wilson	Regions Bank d/b/a Regions Mortgage	04900006500
(NAME)	(NAME)	
5243 Buena Vista Pike	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, AL 35244	
(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, Nelson K. Akoto, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Wilson, unmarried, 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:

Land in the 13th Civil District of Said County and State, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, October 6, 1958, as follows:

BEGINNING at a point on the westerly margin of Buena Vista Pike, South 12 degrees 30 minutes east 500 feet from the southeast corner of the property conveyed to the Third Baptist Church, by deed from David A. Wheatley and wife, of record in Book 2879, page 455, Register's Office for said County; thence westwardly 439.2 feet; thence South 7 degrees 30 minutes east 200 feet; thence eastwardly 456.6 feet to the westerly margin of said pike; thence with same north 12 degrees 30 minutes west 200 feet to the beginning, margin of said pike; thence with same north 12 degrees 30 minutes west 200 feet to the beginning.

Being the same property conveyed to Nelson K. Akoto, married, by deed of record in Instrument No. 20040902-0106118, Register's Office for Davidson County, Tennessee.

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

Barbara ~~Nelson~~ Gibbons joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 5243 Buena Vista Pike, Nashville, TN 37218
(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: 11/08/07 13:25 2 pg
Fees:13.00 Taxes:747.40
20071108-0132014

Witness our hands this 5th day of November, 2007.

Nelson K. Akoto

Barbara ~~Nelson~~ Gibbons

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 Nelson K. Akoto and Barbara ~~Nelson~~ Gibbons 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2007.

Commission expires:

7-25-09

Notary Public

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