WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,500.00**

Abigail Frances Olena
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

LAURA B. ENINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Hardaway III **Abigail Frances Olena**	**First Tennessee Home Loans, a Division of First Tennessee Bank National Association**	**104-7-A-10CO**
(NAME) **2635 Blakemore Avenue**	(NAME) **2525 West End Avenue**	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37203**	
(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, **Rachel Amanda Harris, n.k.a. Rachel Akers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Andrew Hardaway III and Abigail Frances Olena, as tenants in common with right of survivorship**, 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 Davidson County, Tennessee, being Unit No. 10 on the Plan of Blakemore Square Condominiums, of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, page 125, Register's Office for Davidson County, Tennessee, said plan being appended as Exhibit "A" to the Master Deed for Blakemore Square Condominiums, to which plan reference is hereby made for a more complete description, said Unit being more particularly described by Master Deed for Blakemore Square Condominiums of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, page 125, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Rachel Amanda Harris, an unmarried woman by deed from Jon P. Gockerman and wife, Dorothy A. Gockerman of record in Instrument No. 20040628-0076274 Register's Office for Davidson County, Tennessee. The said Rachel Amanda Harris is now known as Rachel Akers.

This conveyance is subject to:
Subject to Master Deed and By-Laws of record in Book 6864, page 237 and Book 6962, page 125;
Subject to Charter of the Homeowner's Association of Record in Book 6769, page 600;
Property Taxes for the current year.

Rachel Amanda Harris is now known as Rachel Akers.

unimproved ☐

This is improved ☒ property, known as **2635 Blakemore Avenue, Nashville, TN 37212**

(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.

Witness my hand this 28th day of May, 2008.

Davidson County DEEDWARR
Recvd: 06/03/08 15:34 2 pg
Fees:13.00 Taxes:875.05

20080603-0056737

Rachel akers
Rachel Akers

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 Rachel Amanda Harris a/k/a Rachel Akers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF MAY, 2008.

Commission expires: 3-21-09



Notary Public