LIMITED CORPORATE WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100051289 DEEDWARR
Recvd: 08/18/10 10:42 2 pgs
Fees:13.00 Taxes:499.50
20100818-0065278

STATE OF TENNESSEE
COUNTY OF Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BETTY B. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Britt Akers and Susannah Akers	Same As New Owners	116-03-B-151.00CO
(NAME)	(NAME)	
441 South Plantation Drive		
(ADDRESS)	(ADDRESS)	
Cookeville, Tennessee 38506		
(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, **Anheuser-Busch Incorporated, a Missouri Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. Britt Akers and Susannah Akers, husband and wife,** 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. 151 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in the common elements of 4505 Harding Road Homeowners Association as described in Book 5282, page 972, said Register's Office. Said Unit is also known as Apartment No. 151.

Being the same property conveyed to Anheuser-Busch, Incorporated, a Missouri Corporation by Warranty Deed from Michael E. Vacek, Jr., unmarried of record in Instrument No. 20090618-0056628, Register's Office for Davidson County, Tennessee.

Subject to all easements, conditions, restrictions, matters of record and all matters apparent from diligent inspection of the property, including by survey.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

unimproved ☐

This is improved ☒ property, known as 4505 Harding Road #151, Nashville, Tennessee 37205

(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 GRANTEES that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. 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 4th day of August, 2010.

Anheuser-Busch Incorporated, a Missouri Corporation

By: Jeffrey J. Comotto

Jeffrey J. Comotto

STATE OF MISSOURI

COUNTY OF St. Louis City

Before me, the undersigned, a notary public in and for said state and county, personally appeared Jeffrey J. Comotto, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ~~Vice President~~ of Anheuser-Busch, Incorporated, a Missouri Corporation the within named bargainor, and that as such Vice President of Anheuser-Busch Incorporated, a Missouri Corporation, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by the said Jeffrey J. Comotto as Vice President of Anheuser-Busch Incorporated,a Missouri Corporation.

Witness my hand and official seal at St. Louis City, Missouri, this 4th day of August, 2010.

Notary Public

My Commission Expires: 5/22/2014

PAMELA JONES
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: May 22, 2014
Commission # 10540972