01288-1254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,457.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY BERLY D. HICKS

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Akard	Ronald Akard	Tax Parcel ID No. 155120B00600
(NAME)	(NAME)	
620 Collins Crest Court	620 Collins Crest Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norfolk Homes of Nashville, Inc., a Michigan corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronald Akard and wife, Pat Akard**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 6 on the Final Plat of Collins Crest Subdivision, as of record in Plat Book 6900, Page 339-347 and amended in Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Norfolk Homes of Nashville, Inc., a Michigan Corporation by Deed dated November 2, 2010, filed of record on November 3, 2010 from French River Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101103-0088109, Register's Office for Davidson County, Tennessee.

Davidson County Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable. Tax Parcel ID No. 155120B00600

All matters as set forth on the plat of record in Plat Book 6900, Page 339-347 and amended in Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20051003-0118153, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20040519-0058726, Register's Office for Davidson County, Tennessee .

Charter of the Homeowner's Association of record in Instrument No. 20051003-0118152, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20060920-0116486, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110003690 DEEDWARR
Recvd: 01/19/11 10:24 2 pgs
Fees:13.00 Taxes:1167.19
20110119-0005111

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 620 Collins Crest Court, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of January, 2011.

Elaine M. Rogers
Norfolk Homes of Nashville, Inc., a Michigan corporation

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elaine M. Rogers with whom I am personally acquainted and who upon oath acknowledged herself to be the Authorized Agent of Norfolk Homes of Nashville, Inc., a Michigan corporation the within named bargainer, a corporation, and being authorized to do executed the foregoing instrument for the purposes therein contained..

Witness my hand and Official seal this 13th day of January, 2011.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-12-14

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064