WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010016 DEEDWARR
Recvd: 02/17/11 09:56 2 pgs
Fees:13.00 Taxes:492.10
20110217-0013460

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-8-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 203, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Lee Akers	Greentree Mortgage Company, L.P.	091-13-0-214
(NAME)	(NAME)	
430 West Bend Drive	10000 Lincoln Drive West, Suite 5	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TERESA A. RICHARDSON, UNMARRIED,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA LEE AKERS,** 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 Lot No. 7 of Block "L" on the Map of Crolywood Subdivision, as of record in Plat Book 1130, page 65, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the east side of West Bend Road and runs back between lines, 134 feet on the north line ard 135 feet on the south line to a dead line on which it measures 60 feet.

Being the same property conveyed to ROBERT H. DODSON, SR. AND WIFE, SARAH ANN DODSON, by deed from FRED W. MAYO, JR. AND WIFE, DAPHENE OLA MAYO, of record in Book 2304, page 321, dated November 5, 1954, said Register's Office. Then being further conveyed to TERESA A. RICHARDSON, by Quitclaim Deed from SARAH ANN DODSON AND DONALD ARKOVITZ, of record in Book 8777, page 307, dated November 2, 1992, said Register's Office. The said Robert H. Dodson, Sr. having since died.

This is: Improved property, known as 430 West Bend Drive (House Number) (Street) Nashville, TN 37209 (P.O. Address) (City or Town) (Postal Zip)

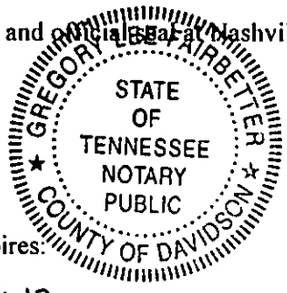
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 our hands this 11 day of February, 2011.

Teresa A. Richardson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared TERESA A. RICHARDSON, UNMARRIED, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of Feb, 2011.



Notary Public

My Commission Expires:

9-8-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument on behalf of _____ and who acknowledged that he/she/they executed the same as the free act and deed of _____for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

_____
Notary Public

My Commission Expires: