BILL GARRETT, Davidson County
Trans:T20110024306 DEEDWARR
Recvd: 04/26/11 10:24 2 pgs
Fees:13.00 Taxes:1017.50
20110426-0031739

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref:(DM) Title No: 50805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brad Edward Akard 707 Kendall Drive Nashville, Tennessee 37209	Eastman Credit Union 201 South Wilcox Dr Kingsport, TN 37660

TAX MAP-PARCEL NUMBERS: 10306019400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Shipman and spouse, Kelli Shipman**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brad Edward Akard, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson county, Tennessee, being Lot No. 15 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County.

Said Lot No. 15 fronts 85 feet on the broken westerly margin of Kendall Drive and extends back 179.15 feet on the southerly line and 186.4 feet on the northerly line to a dead line in the rear, measuring 85 feet thereon.

Together with an easement for driveway purposes of record in Book 5172, page 478, said Register's Office.

Being the same property conveyed to Jason Shipman and spouse, Kelli Shipman, by Warranty Deed from Christopher K. Dorio, Jr. and spouse, Tamara Stone Dorio, dated June 25, 2001 and recorded on July 6, 2001, of record in Doc. No. 20010706-0072502 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 107, said Register's Office, which Plan shows a 30foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility purposes along the rear line; Easement for driveway purposes as to Lot No. 16 of record in Book 5172, page 478, said Register's Office.

This is improved property, known as: 707 Kendall Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of April, 2011.

Jason Shipman

Kelli Shipman

State of TENNESSEE
County of DAVIDSON

On this 21st day of April, 2011 , before me the undersigned authority, personally appeared Jason Shipman Kelli Shipman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Sworn and subscribed before me this the 21st day of April, 2011

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN