Davidson County DEEDWARR
Recvd: 01/06/12 14:42 3 pgs
Fees:18.00 Taxes:924.63
20120106-0001781

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2011**

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Akin	Primary Residential	172100A00800 CO
(NAME)	(NAME)	
5601 Cedar Rock Drive	4250 W Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **James A. Hostettler, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy M. Akin** 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. 8 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument Number 20010201-0009801, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marybess L. Hostettler and husband, James A. Hostettler Jr., by Warranty Deed from Southeastern Building Corporation, a Tennessee corporation, dated November 14, 2003 and filed of record on December 3, 2003 in Instrument Number 20031203-0173602, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to James Hostettler by Quitclaim Deed from Marybess Hostettler, dated September 28, 2007 and filed of record on December 10, 2007 in Instrument Number 20071210-0142127, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5601 Cedar Rock Drive, Nashville, TN 37211

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, has 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 **30th** day of **December, 2011**

James A. Hostettler, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **James A. Hostettler, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **December, 2011**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE