THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030451**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Carolyn D. Akins Affiant Subscribed and sworn to before me, this 7th day of May, 2012. EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Nicholas S. Akins and Carolyn D. Akins 13 Annandale Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-04-0A-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter R. Fuqua and Karen B. Fuqua, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas S. Akins and Carolyn D. Akins, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, SECTION 1, OTTER WOOD, as shown on plat of record in Plat Book 6900, Page 590, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Bhaskar C. Reddy and wife, Tanuja Reddy to Walter R. Fuqua and wife, Karen B. Fuqua as recorded on the 3rd day of August, 2010 in Instrument No. 20100803-0061030 and Warranty Deed from Aubrey B. Harwell, Jr., Trustee to Bhaskar C. Reddy and wife, Tanuja Reddy as recorded on the 18th day of November, 1993 in Deed Book 8759, Page 727, re-recorded in Deed Book 9155, Page 749, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, OTTER WOOD, as recorded in Plat Book 6900, Page(s) 331, revised in Plat Book 6900, Page 590.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, amended in Book 8762, Page 199.

Terms and provisions of by-Laws of Otter Wood Homeo[illegible] recorded in Book 7260, Page 483 (Exhibit "B").

BILL GARRETT, Davidson County
Trans:T20120033889 DEEDWARR
Recvd: 05/08/12 13:21 2 pgs
Fees:13.00 Taxes:3330.00
20120508-0039816

Charter of Otter Wood Homeowners Association recorded in Book 7292, Page 315.

Easement for Joint Access and Utility, recorded in Book 7667, Page 218, corrected in Book 7942, Page 678.

Addition to Common Areas recorded in Book 8250, Page 859 and Book 9700, Page 529.

This is improved property located at 13 Annandale Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2012.

Walter R. Fuqua

Karen B. Fuqua

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter R. Fuqua and Karen B. Fuqua, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014