THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 16th day of April 2013. Notary My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130031384 DEEDQC
Recvd: 04/17/13 08:40 2 pgs
Fees:12.00 Taxes:0.00

20130417-0038077

LAUREN G. RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 9, 2014

QUITCLAIM DEED

Address New Owner: Nicholas Shugart Akins and Carolyn Dunn Akins 13 Annandale Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 158-04-0A-006.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carolyn D. Akins** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Nicholas Shugart Akins and Carolyn Dunn Akins, husband and wife** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and 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 to Carolyn D. Akins by Quitclaim Deed from Nicholas S. Akins and Carolyn D. Akins, husband and wife recorded on the 25th day of May 2012 in Instrument Number 20120525-0045300, in the Register's Office of Davidson County. Being the same property conveyed to Nicholas S. Akins and Carolyn D. Akins, Husband and Wife, by Warranty Deed from Walter R. Fuqua and Karen B. Fuqua, husband and wife, recorded on the 8th day of May 2012 in Instrument No. 20120508-0039816, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 13 Annandale Nashville, TN 37215.

Whenever used, the singular number 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 16 day of April, 2013.

Carolyn D. Akins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Carolyn D. Akins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of April, 2013.

Notary Public

My Commission Expires: 9/9/14

LAUREN B. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 9, 2014