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 20 day of June 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130052895 DEEDQC
Recvd: 06/21/13 15:22 2 pgs
Fees:12.00 Taxes:0.00
20130621-0064095

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: Michael Wayne Akers Carol Ann Akers 4048 Brandywine Pointe Blvd. Old Hickory, TN 37138	Send Tax Bills To: New Owner	Tax Information: Map 64-3-0-a Parcel 8CO

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, **Carol Ann Akers, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Carol Ann Akers and Michael Wayne Akers, wife and husband** 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:

BEING Lot No. 78, on the Revised Plan of Brandywine Pointe, Phase One, Section 1, as shown by plat of record in Plat Book 7900, page 170-172, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carol Ann Akers, married by Quitclaim Deed from Michael W. Akers, married of record in Instrument Number 20001201-0118219 in the Register's Office of Davidson County. Being the same property conveyed to Michael W. Akers by deed form Nashville Homebuilders Association Corporation dba Nashville Middle Tennessee Homebuilders Association of record in Deed Book 8819, page 699, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8120, page 188, and Book 8671, Page 484, Registers Office for said County.

This is improved property known as 4048 Brandywine Pointe Blvd, Old Hickory, TN 37138.

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 19 day of June, 2013.

Carol Ann Akers

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 Carol Ann Akers, 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 20 day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014