BILL GARRETT, Davidson County
Trans:T20140005502 DEEDWARR
Recvd: 01/24/14 09:00 3 pgs
Fees:17.00 Taxes:0.00
20140124-0006633

| THIS DOCUMENT PREPARED BY<br><br>JEFFREY MOBLEY<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).** |
|---|---|

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Dorothy S. Akin & Lewis E. Akin, Trustees<br>4505 Harding Pike, Apartment 102<br>Nashville, Tennessee, 37205 | SAME | 116 03 0B 102.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dorothy S. Akin, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dorothy S. Akin and/or Lewis E. Akin, Trustees of The Dorothy S. Akin Living Trust, established by the Revocable Trust Agreement of Dorothy S. Akin dated December 16, 2013**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the

State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 21st day of January, 2014.

Dorothy S. Akin

**Dorothy S. Akin**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy S. Akin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January, 2014.

My Commission Expires: LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dorothy Smith Akin, by deed from Dorothy Martin Smith, of record as Instrument No. 20130103-0000768, Register's Office for Davidson County, Tennessee.

Dorothy S. Akin, Dorothy Smith Akin and Dorothy Martin Smith are one and the same person.

This is improved property known as 4505 Harding Pike, Apartment 102, Nashville, Tennessee, 37205.