WARRANTY DEED 15554	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,993.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/14 15:50 3 pgs
Fees:18.00 Taxes:1479.97
20140228-0017545

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Garner Jarboe	BancorpSouth	104 010 0 00100 CO
(NAME) **414 Acklen Park Drive, Unit #1**	(NAME) P.O. Box 3356	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Acklen 8 LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Garner Jarboe, an unmarried man**, 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 Unit No. 1, together with the appurtenant interest in the common elements of Acklen Cottages, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20130619-0062579, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 39 on the Plan of Wrenwood, of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Acklen 8 LLC by deed dated April 19, 2013, from Charlotte Saunders, a widow, of record in Instrument No. 20130423-0040329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:
State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104010 O 00100 CO.

Charter of Incorporation of Acklen Cottages Owners Association of record in Instrument No. 20130624-0064771, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Acklen Cottages, of record in Instrument No. 20130619-0062577, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

Easement for storm drainage of record in Instrument No. 20130516-0049450, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record as Book 1130, page 55, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as *UNIT # 1 414 Acklen Park Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 **28th day of February, 2014**.

Acklen 8 LLC, A Tennessee Limited Liability Company

By:
Kerry McLean, Secretary

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kerry McLean, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Acklen 8, LLC, and that he as such Secretary executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 28th day of February, 2014.

Commission Expires: 5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

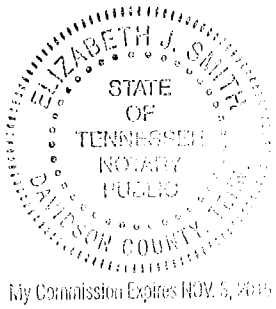
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires NOV. 5, 2015