THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31675-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $99,000.00. Robert B Barnett Affiant Subscribed and sworn to before me this 3rd day of April, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 8, 2016

WARRANTY DEED

Address New Owner: Ali Akey, Nathaniel Akey 528 Raymond Street Nashville, TN 37211	**Send Tax Bills To:** Ali Akey and Nathaniel Akey 528 Raymond St. Nashville TN 37211	**Tax Information:** Map and Parcel No.: 133 010 22900

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, **Robert B. Barnett and Justin H. Barnett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra P. Akey and Nathaniel S. Akey, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 528 Raymond Street, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not now nor has it ever been the marital principal residence of the Grantors herein.

BILL GARRETT, Davidson County
Trans:T20140023980 DEEDWARR
Recvd: 04/09/14 12:46 3 pgs
Fees:18.00 Taxes:366.30
20140409-0029659

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2014.

Robert B. Barnett

Justin H. Barnett
BY: Robert B. Barnett, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert B. Barnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert B. Barnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Justin H. Barnett** and is authorized by the said **Justin H. Barnett** to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of April, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Sunrise Heights, Second Plan, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert B. Barnett, married, and Justin H. Barnett, married, by deed dated September 18, 2008, from Tony Nigrelli, married, of record in Instrument No. 20080919-0095989, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 133 010 22900.
2. All matters appearing on the Plan of record as Book 421, page 46, Register's Office for Davidson County, Tennessee.