THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **CRT File No. 14040655** BILL GARRETT, Davidson County Trans:T20140036251 DEEDWARR Recvd: 05/23/14 10:28 2 pgs Fees:13.00 Taxes:481.00 20140523-0044631	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2014. Notary Public My Commission Expires: SEP 2 0 2016 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mary Allard 735 Tulip Grove Road 212 Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075120F02900CO

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, **Johnathan W. Akin and A. Brooke Akin, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Allard, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 29, AKA UNIT 212, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, 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 Johnathan W. Akin and A. Brooke Akin, husband and wife by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, recorded on the 22nd day of May, 2007 in Instrument No. 20070522-0061093, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP COVE, as recorded in Boundary Plat in Instrument No. 20050517-0055768.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TULIP COVE Condominium of record in Instrument No. 20050525-0059119 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer, recorded in Book 4123, Page 640.

Utility Codes Letter recorded in Book 10413, Page 841.

This is improved property located at 735 Tulip Grove Road 212 Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of May, 2014.

Johnathan W. Akin

Johnathan W. Akin

A. Brooke Akin

A. Brooke Akin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnathan W. Akin and A. Brooke Akin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2014.

Notary Public

My Commission Expires: _____

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066