BILL GARRETT, Davidson County
Trans:T20140041574 DEEDWARR
Recvd: 06/12/14 13:21 2 pgs
Fees:13.00 Taxes:1387.32
20140612-0051358

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $374,950.00 Affiant Subscribed and sworn to before me, this 10th day of June 2014. Notary Public My Commission Expires: 12/6/2016

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wayne Akers and Beth Akers 216 Aspenwood Lane Nashville, TN 37221	~~New Owner~~ Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	Tax Parcel ID No. 128-10-0A-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JORDAN S. KELLER AND WIFE, NICOLE M. KELLER, AS TENANTS BY THE ENTIRETY**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **WAYNE AKERS AND WIFE, BETH AKERS,** ("Grantees"), their 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(s) 11, as shown on the map entitled the Plan of Section One, Pine Forest, of record in Plat Book 9700, page 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JORDAN S. KELLER, MARRIED, by deed from STEPHEN G. WILKINS AND WIFE, TRACI L. CHANCE, of record in Instrument No. 20030715-0098812, dated July 14, 2003, said Register's Office. Being further conveyed to JORDAN S. KELLER AND WIFE, NICOLE M. KELLER, AS TENANTS BY THE ENTIRETY, by Quitclaim Deed from JORDAN S. KELLER, of record in Instrument No. 20110427-0032311, dated April 20, 2011, said Register's Office.

This is improved property commonly known as: **216 Aspenwood Lane, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 10th day of June, 2014.

JORDAN S. KELLER

NICOLE M. KELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JORDAN S. KELLER AND NICOLE M. KELLER,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of June, 2014.

Notary Public
My Commission Expires: 12/6/2016