THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061108** BILL GARRETT, Davidson County Trans:T20140045320 DEEDWARR Recvd: 06/26/14 08:13 2 pgs Fees:13.00 Taxes:1757.50 20140626-0055815	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Jeffrey McLaren and Carrie McLaren 701 Woodleigh Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11701011600

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, **Marjorie G. Akin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey McLaren and Carrie C. McLaren, Husband and Wife**, ("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 the North 1/2 of Lot No. 8 on the Map of Forrest Park Land Company's Subdivision of record in Book 161, Page 144, Register's Office for said County.

Said part of Lot No. 8 fronts 100 feet on the Westerly side of Hindman Avenue, now Woodleigh Drive, and runs back 270.5 feet on the North lines and 263.15 feet, more or less, on the Southerly line, to a dead line in the rear, on which it measures 100.15 feet.

Being the same property conveyed to T. T. Akin, Jr. and wife, Marjorie G. Akin by Deed from Thomas M. Robinson, III and wife, Norma Lou Loetz Robinson, recorded on the 24th day of November, 1971 in Deed Book 4555, Page 926, in the Register's Office of Davidson County, Tennessee. T.T. Akin, Jr. having since died on November 25, 2000.

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 recorded in Plat Book 161, Page(s) 144.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4695, Page 501.

This is improved property located at 701 Woodleigh Drive Nashville TN 37215.

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 13th day of June, 2014.

Marjorie G. Akin by Rufus K. Gann, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rufus K. Gann,** with whom I am personally acquainted, 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 Marjorie G. Akin,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of June, 2014.

Notary Public

My Commission Expires: _____

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