THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 2014 Notary Public MY COMMISSION EXPIRES: 3/21/17 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosie M. Ward	New Owner	
4000 Anderson Road # 40		136-03-0A-040.00-CO
Nashville, TN 37217		
(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, **Ann L. Akbari, unmarried and David L. Crosby, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosie M. Ward**, single woman

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 Townhouse #40, Building #6, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, which is of record in Plat Book 4460, Page 88, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ann L. Akbari and David L. Crosby, as joint tenants, with rights of survivorship, and not as tenants in common by deed from George Brandt and Eric Sox of record in Instrument No. 20131202-0122337 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 02, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140061828 DEEDWARR
Recvd: 08/21/14 09:07 2 pgs
Fees:13.00 Taxes:307.10
20140821-0076151

This is () UNIMPROVED

(X) IMPROVED property known as **4000 Anderson Road # 40, Nashville, TN 37217.**

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 the 18th day of August, 2014.

Ann L. Akbari

David L. Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann L. Akbari** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David L. Crosby** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public