Davidson County DEEDWARR
Recvd: 08/26/14 15:50 4 pgs
Fees:23.00 Taxes:258.63
20140826-0077870

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of August, 2014, by and between Estate of Helena Faye Owens, and Daniel Edward Owens, Jr, party of the first part, and Vanecia L Akins, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, Page 82, Register's Office for said County. Said Lot No. 11 fronts 52 feet on the west side of 25th Avenue North, and extends back 81 feet on the north line and 121 feet on the south line, to a dead line in the rear on which it measures 65.6 feet.

Being all or part of the same property conveyed to Daniel E. Owens and Helena F. Owens by virtue of that certain Warranty Deed dated June 13, 1966, at Book 4026, Page 234 in the Register's Office of Davidson County, Tennessee. Daniel E Owens died leaving Helena F Owens as the remaining tenant by the entirety. Helena F Owens died testate December 14, 2013, Davidson County, Tennessee Probate Docket Number 14P647, leaving the property to Daniel Edward Owens, Jr.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel Edward Owens, Jr, Executor

Daniel Edward Owens, Jr

STATE OF MASSACHUSETTS
COUNTY OF Norfolk

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Daniel Edward Owens, Jr, Executor with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Massachusetts All Purpose Notarial Certificates

Acknowledgment of Warranty Deed

Commonwealth of Massachusetts

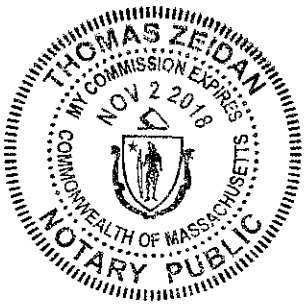
County of Norfolk

On this 21st of August, 2014, before me, Thomas Zeidan the undersigned notary public, personally appeared Daniel Edward Owens, Jr, Executor, who proved to me through satisfactory evidence of identification, which was his Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose.

(seal)

Notary Public Signature

Thomas Zeidan



STATE OF MASSACHUSETTS
COUNTY OF Norfolk

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Daniel Edward Owens, Jr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2014.

Notary Public Thomas Zeidan

My Commission Expires: 11-2-2018

THOMAS ZEIDAN
MY COMMISSION EXPIRES
NOV 2 2018
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Property Owner & Address: Vanecia L Akins

1811 25th Ave N, Nashville, TN 37208

Tax Parcel No 08106024600

Property Address: 1811 25th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: First Community Mtg

275 Robert Rose Dr, Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $69,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of August, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires
January 23, 2016

My Commission Expires:_____

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires JUNE 21, 2016