THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1332

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Akers 4012 Windwood Lane Nashville, TN 37214	Bank of England 5 Statehouse Plaza #500 Little Rock, AR 72201	108-12-0B-159.00

BILL GARRETT, Davidson County
Trans:T20140090246 DEEDWARR
Recvd: 12/02/14 13:42 5 pgs
Fees:28.00 Taxes:858.03
20141202-0110486

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $231,900.00

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2014.

Notary Public

My Commission Expires: 11/18/2016
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **WILLIAM BUSH, EXECUTOR OF THE ESTATE OF JAMES L. LEYMON, JR., AND CARI LEYMON, AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JAMES L. LEYMON, JR,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NATHAN AKERS, A SINGLE MAN,** 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 Lot No. 96 on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James L. Leymon, Jr., by Quit Claim Deed from Renee B. Leymon, dated December 28, 2000, of record in Instrument No. 20010109-0002741, as re-recorded in Instrument No. 20010206-0011596, Register's Office for Davidson County, Tennessee. The said James L. Lemon, Jr., died on July 27, 2014 leaving a will dated April 5, 2002. The will was admitted to probate on August 27, 2014 in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 14P1382. The will names William Bush as Executor and Cari Leymon as devisee.

This is improved property located at: **4012 Windwood Lane, Nashville, TN 37214**

This instrument is executed on behalf of Cari Leymon, by William Bush pursuant to a Power of Attorney executed by Cari Leymon on November 5th, 2014 and being recorded in Instrument No. 20141202-0110485 in the Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7471, page 26; as amended in Book 7646, page 142; Book 7646, page 147; Book 7646, page 149, as re-recorded in Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380; Book 8634, page 19; Book 8856, page 361; and in Book 9182, page 786, Register's Office for Davidson County, Tennessee. (5) Charter for Homeowners Association of record in Book 7522, page 339; as amended in Book 8263, page 554, Register's Office for Davidson County, Tennessee. (6) Conveyance of common area to Homeowners Association of record in Book 8297, page 376, Register's Office for Davidson County, Tennessee. (7) Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80 and in Book 5856, page 84, Register's Office for Davidson County, Tennessee. (8) Deed of conveyance for water and sewer lines of record in Book 6147, page 886 and in Book 6147, page 893, Register's Office for Davidson County, Tennessee. (10) Storm Water Detention Agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee. (11) Right-of-way access easements of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee. (12) Sanitary Sewer easement of record in Book 5658, page 984, Register's Office for Davidson County, Tennessee, and (13) other matters of public record.

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. Whenever used, the singular number 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 25th day of **November, 2014.**

GRANTOR

ESTATE OF JAMES L. LEYMON, JR

By: _____, Executor
William Bush, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of James L. Leymon, Jr., the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS WHEREOF, this the 25th day of November, 2014.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

_____
Notary Public
My Commission Expires: 03/17/17

GRANTOR

By: Cari Leymon by Clliam Bush, Attorney in Fact
Cari Leymon, Individually, by William Bush, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **William Bush** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Cari Leymon,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 25th day of **November, 2014.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

I. M. Corriveau
Notary Public
My Commission Expires: 03/7/17

EXHIBIT "A"
To
Warranty Deed

FROM:
William Bush, Executor of the Estate of William L. Leymon, Jr
and
Cari Leymon, as devisee under the Last Will and Testament of James L. Leymon, Jr

TO:
Nathan Akers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Bush, Affiant

Sworn to and subscribed before me this 25th day of November, 2014.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: 3/7/17