BILL GARRETT, Davidson County
Trans:T20150002776 DEEDQC
Recvd: 01/12/15 15:23 2 pgs
Fees:12.00 Taxes:0.00
20150112-0003303

Prepared from Information supplied by the parties

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Brent E. Akers
2048 Harrington Drive
Franklin, TN 37069

Mary Brooke Bonadies
2016 20th Avenue South
Nashville, TN 37212

Send Tax Bills To:
Same

Map and Parcel No.
Map 142 06 0C
Parcel 009.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Terri C. Akers**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Brent E. Akers**, a fifty percent (50%) Tenant in Common interest, and to **Mary Brooke Bonadies**, a fifty percent (50%) Tenant in Common interest, ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 61-A of Doral Country Villa, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, Page 61 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **Terri C. Akers** by Warranty Deed from **Sherry Robertson, unmarried**, dated November 19, 2003, of record in Instrument No. 20031120-0169502, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 61, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed or record in Book 5011, page 395, Book 5157, page 252, Book 5157 page 254, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property known as **736 Albar Drive, Nashville, TN 37221**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 7th day of January, 2015.

Terri C. Akers

Terri C. Akers

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 **Terri C. Akers**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2015.

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Terri C. Akers

Affiant

Sworn to and subscribed to before me, this the 7th day of January, 2015.

Notary Public

My Commission Expires:
11/18/2015

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY