This Instrument Prepared by David W. Ledbetter, Attorney
P. O. Box 715, Cookeville, TN 38503

WARRANTY DEED

OWNER:
Name: Judah Lee Akers

SEND TAX BILLS TO:
Name: Judah Lee Akers
Address: 4505 Harding Pike Unit 151
Nashville, TN 37205

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***D. Britt Akers and Susannah Akers, husband and wife,*** have this day bargained and sold, and do hereby transfer and convey unto ***Judah Lee Akers,*** his heirs and assigns, hereinafter referred to as "grantees," certain real estate located in Davidson County, State of Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. 151 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in the common elements of 4505 Harding Road Homeowners Association as described in Book 5282, page 972, said Register's Office. Said Unit is also known as Apartment No. 151.
>
> Subject to all easements, conditions, restrictions, matters of record and all matters apparent from diligent inspection of the property, including by survey.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

SOURCE OF DESCRIPTION the previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a Deed of record as Instrument #20100818-0065278, Register's Office, Davidson County, Tennessee. ***Power of Attorney for Susannah L. Akers (a/k/a Susannah Akers) recorded as Instrument #*** 20150114-0003814 ***, Register's Office, Davidson County, Tennessee.***

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantee, his heirs and assigns forever.

They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150003287 DEEDWARR
Recvd: 01/14/15 09:13 2 pgs
Fees:13.00 Taxes:758.50
20150114-0003815

WITNESS THEIR HANDS this 9 day of January 2015.

D. Britt Akers

D. Britt Akers

Susannah Akers

Susannah Akers
BY: Sarah L. Ramsey, Attorney in fact for Susannah L. Akers
Sarah L. Ramsey, Attorney-in-fact for
Susannah L. Akers

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***D. Britt Akers***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 9 day of January 2015.

NOTARY PUBLIC

BETH STONE STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 7/19/17

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Sarah L. Ramsey,*** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ***Susannah L. Akers***, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said ***Susannah L. Akers.***

WITNESS MY HAND and official seal at office, this 9 day of January 2015.

NOTARY PUBLIC

BETH STONE STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 7/19/17

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, on the 9 day of January 2015.

Notary Public - Register

BETH STONE STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 7/19/17

g/misc-dee/Akers,J.wd