Davidson County	DEEDWARR
Recvd: 01/16/15 14:41	2 pgs
Fees:13.00 Taxes:610.13	
20150116-0004965	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$164,900.00

Paul Hollands Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul B Akers 409 Bradford Green Nashville, TN 37221	Same	Map 142 07 0C 0 Parcel 032.00

For and in 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,

LINDA MENEFEE, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

PAUL B. AKERS AND WIFE CAROL HOLLANDS AKERS

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 Unit No. 32, Ashley Green, a Condominium Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act, Tennessee
Code Annotated Sections 66-27-123, as established in Master Deed in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312 and Instrument No. 2011101-0084880, Registers office for Davidson County, Tennessee.

Being the same property conveyed to LINDA MENEFEE, by deed from LAURA D. JONES, UNMARRIED, of record in Instrument No. 20070827-0102169, dated August 21, 2007, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6900, page 204, said Register's Office.
3) Master Deed of record in Book 7184, page 44 and amended in Book 7467, page 279, Book 7482, page 312 and Instrument No. 2011101-0084880, said Register's Office.
4) Sanitary Sewer Easement of record in Book 5374, page 511, said Register's Office.
5) Final Judgment and Decree of record in Book 5407, page 643, said Register's Office.
6) Easement(s) of record in Book 6483, page 907, said Register's Office.
7) Utility Easement of record in Instrument No. 20060724-0088823, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 409 Bradford Green Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 15th day of January, 2015.

LINDA MENEFEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, LINDA MENEFEE, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 1-16-15

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027