WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-22-2016

(AFFIX SEAL)

YOLONDA VELL SAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

O-VRES-15-1507

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael L. Acker and Jennifer L. Acker	First Community Mortgage, Inc.	
(NAME)	(NAME)	
1507 Stratton Avenue	275 Robert Rose Dr.	**083-06-0-311.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	Acct. No. R
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KARLA MILLER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL L. ACKER AND JENNIFER L. ACKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 8 and the easterly 20 feet of Lot No. 9 on the Map showing Olivia W. Sharpe's Second Addition to Nashville of record in Plat Book 421, Page 176, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot 8 and easterly part of Lot No. 9 front together 60 feet on the northerly side of Stratton Avenue and run back between parallel lines 150 feet, more or less, on the east line and 151 3/4 feet, more or less, on the west line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Karla Hewitt, an unmarried woman by Warranty deed from Douglas B. Malone and wife, Jennifer Malone of record in Instrument No. 20100528-0041138 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on May 28, 2010. The said Karla Hewitt having since married and is now known as Karla Miller.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR'S SPOUSE.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 176, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1507 Stratton Avenue , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150012261 DEEDWARR
Recvd: 02/19/15 12:48 2 pgs
Fees:13.00 Taxes:1624.30
20150219-0014432

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2015.

Karla Miller

Karla Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARLA MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2015.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

