BILL GARRETT, Davidson County
Trans:T20150035924 DEEDWARR
Recvd: 05/08/15 15:11 2 pgs
Fees:13.00 Taxes:1064.03
20150508-0042518

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,575.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Diane Hensley	**New Owner**	**Map\Parcel: 104-14F-011.00CO**
2826 Woodlawn Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Robert M. Akers and Linda K. Akers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diane Hensley, unmarried

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No, 11 on the Plan of Woodlawn Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 6900, Pages 862 and 863, 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 Robert M. Akers and wife, Linda K. Akers, by Warranty deed from Lydia Lenker, unmarried, of record in Instrument No. 20121128-0109258 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 28, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 862 and 863; Master Deed establishing a Horizontal Property Regime of Woodlawn Court Condominium of record in Book 7792, Page 360 and amended in Instrument No. 20020911-0110792; Charter of Incorporation of Woodlawn Court Condominiums Association of record in Book 7794, Page 952 and amended in Book 8237, Page 335; Storm Water Detention Agreement of record in Book 7264, Page 166; Restrictions of record as Instrument Number 20121128-0109258; all RODC, TN. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2826 Woodlawn Drive Nashville, TN 37215.

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 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 our hands on the dates written below.

Robert M. Akers 5/4/15
Robert M. Akers Date

Linda K. Akers 5/6/15
Linda K. Akers Date

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, a Notary Public of said County and State, Robert M. Akers, the within named Grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.

Notary Public

KIMSHA TIEU
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-14-17

My Commission Expires: 8/14/17

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Linda K. Akers, the within named Grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2015.

Michelle W Locke
Notary Public

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/2/17

File #: 5015082
RECORD & RETURN TO:
Solomon|Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064