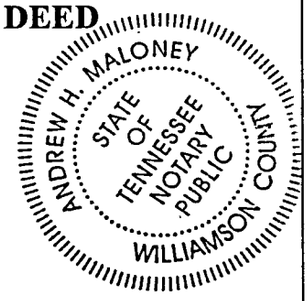
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/15 15:56 3 pgs
Fees:18.00 Taxes:817.70
20150609-0054381



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $221,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2015

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
R. Houston Akin	SAME	087-02-0-02200
1417 Whitetail Court		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason Atwood and wife, Jennifer Atwood and Deborah McMasters, joint tenants with rights of survivorship,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **R. Houston Akin and Debra W. Akin, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of New Hope Meadows, Phase I, First Revision , of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Atwood and wife, Jennifer Atwood and Paul McMasters and wife, Deborah McMasters, joint tenants with rights of survivorship from Chad Harvey, unmarried by Warranty Deed on December 1, 2010, of record in Instrument Number 20101202-0095961, Register's Office for Davidson County, Tennessee. The said Paul McMasters having since died on March 14, 2014, leaving said property to Jason Atwood, Jennifer Atwood and Deborah McMasters by rights of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 653, and corrected in Book 7664, Page 465, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7557, Page 377, as amended in Book 7567, Page 103; Book 7688, Page 804; Book 7688, Page 808; Book 7934, Page 796 and Instrument Number 20030106-0001976, Register's Office for Davidson County, Tennessee.
- Charter of New Hope Meadows Homeowner's Association, Inc., of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7557, Page 356, as amended in Book 7567, Page 106 and Instrument Number 20030106-0001977, Register's Office for Davidson County, Tennessee.
- Memorandum of Settlement of record in Book 9920, Page 219, Register's Office for Davidson County, Tennessee.
- Memorandum of Option Contract for Sal and Purchase of record in Instrument Number 2010602-0042430, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 7079, Page 196; Book 7083, Page 435; Book 402, Page 387 and Book 402, Page 418, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1417 Whitetail Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this June 8, 2015.

Jason Atwood

Jennifer Atwood

BY: _____
Jason Atwood, Attorney-in-fact

Deborah McMasters

BY: _____
Jason Atwood, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason Atwood** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jason Atwood** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Jennifer Atwood** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jennifer Atwood,** the bargainor(s), by the said **Jason Atwood,** as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jason Atwood** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Deborah McMasters,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Deborah McMasters,** the bargainor(s), by the said **Jason Atwood,** as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE