WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048116 DEEDWARR
Recvd: 06/17/15 09:59 2 pgs
Fees:13.00 Taxes:584.60
20150617-0057602

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$158,000.00.**

Affiant

Subscribed and sworn to before me this 10TH day of JUNE, 2015

Notary Public
My Commission expires: March 3, 2019
(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:
Catherine Michelle Denton	NEW OWNER	11914001100
253 Collier Avenue		
Nashville, TN 37211		

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, **Debra A. Whitaker, now known as Debra W. Akin and husband, R. Houston Akin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Catherine Michelle Denton**, her 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 part of Lots 23 and 24 of Block "E" on the Map of Woodbine Courts, Part 2, not of record.

Said parts of Lots front 75.0 feet on the southerly side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line in the rear, measuring 75.0 feet thereon, the northwesterly corner of said Tract, being a point in the southerly margin of Collier Avenue 578.9 feet Easterly from a monument at the beginning of a curve in the southeasterly intersecting corner of Collier Avenue and Simmons Street. Said tract consisting of the westerly 30.0 feet of Lot 23 and the easterly 45.0 feet of Lot 24, Block "E" on the map of said unrecorded subdivision.

Being the same property conveyed to Debra A. Whitaker from Stewart D. Bronson, Jr. unmarried by Warranty Deed on February 25, 2005, of record in Instrument Number 20050302-0023112, Register's Office for Davidson County, Tennessee.

The said Debra A. Whitaker is now known as Debra W. Akin.

The said R. Houston Akin hereby joins in this conveyance to convey any and all interest that he may have, particularly any marital interest.

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.
- Easement and Agreement of record in Book 4191, Page 50; Register's Office for Davidson County, Tennessee.

This is improved property known as: **253 Collier Avenue, Nashville, TN 37211**

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 July 8, 2015.

R. Houston Akin

Debra W. Akin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debra W. Akin and R. Houston Akin** 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 July 8, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY