Davidson County DEEDWARR
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Fees:18.00 Taxes:1106.30
20150922-0096255

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnny V. Crow, Jr., an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy D. Akers, an unmarried man, and Mary Summar, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, lying and being in the Ninth Civil District of Davidson County, Tennessee and being Lot N0. 26 on the plan of Harpeth Heights, Section 5 (not of record), and being more particularly described as follows:

Beginning on the southerly margin of Highway 100 at a point 341 feet west of the Northwest corner of the property conveyed to Alvin W. Terrell and son, Inc., by deed from E. U. Buchi and wife, of record in Book 3927, page 899, Register's Office for Davidson County, Tennessee; runs thence South 6 degrees West 210.1 feet to the northerly margin of a gravel road (driveway); thence with the northerly margin of said gravel road, North 78 degrees West 462 feet to the easterly margin of Temple Road; thence with said margin, North 1 degree East 16.5 feet to the southerly margin of Highway 100; thence with said margin North 78 degrees East 485 feet to the beginning, being described according to a mortgage loan inspection by J.S. Brenner, dated April 22, 1993 (Note: all bearings are scaled).

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the State of Tennessee by Instrument of record in Doc. 20030401-0042714, said Register's Office as follows:

Beginning at the point of intersection of the existing south margin of SR 100 and the existing east margin of SR 100, said point of intersection being 34.42 feet right of SR 100 proposed centerline station 105+14.76; thence with said existing south margin easterly 288 feet more or less to a point, said point, being 32.60 feet right of SR 100 proposed centerline station 108+02.68: thence with the proposed south margin of said road (1) S 60 degrees 09'38" W 55.96 feet (2) S 79 degrees 27' 04" W 237.23 feet to a point, said point being 45.17 feet right of SR 100 proposed centerline station (105+12.32: thence with said existing east margin northerly 11 feet more or less to the point of beginning, containing 3739 square feet.

Being the same property conveyed to Johnny V. Crow, Jr. by deed from Carolyn M Barry and spouse, Jon D. Barry dated July 30, 2014, of record as Instrument No. 20140804-0069460, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7979 Highway 100, Nashville, TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of September, 2015.

Johnny V. Crow, Jr.

State of Tennessee)
County of Davidson)

On this 18th day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Johnny V. Crow, Jr., the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 299,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of September, 2015.

Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

NEW OWNER:
Timothy Akers
7979 Highway 100
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
156-00-0-064.00

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith