WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085492 DEEDWARR
Recvd: 10/07/15 10:43 2 pgs
Fees:13.00 Taxes:888.00
20151007-0102243

Y-FSBO-15-4012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
James Malarkey	**Bank of England**	
(NAME)	(NAME)	
4012 Windwood Lane	**#5 Statehouse Plaza Ste 500**	**108-12-B-159.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Little Rock, AR 72201**	
(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 **NATHAN AKERS, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES MALARKEY, MARRIED,** 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 Lot No. 96 on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, Page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed by Warranty Deed from William Bush, Executor of the Estate of James L. Leymon, Jr., and Cari Leymon, as Devisee under the Last Will and Testament of James L. Leymon, Jr. to Nathan Akers, a single man, as recorded on the 2nd day of December, 2014 in Instrument No. 20141202-0110486; Quitclaim Deed from Renee B. Leymon to James L. Leymon, Jr., as recorded on the 9th day of January, 2001 in Instrument No. 20010109-0002741, re-recorded at Instrument No. 20010206-0011596 and Probate Docket No. 14P-1382, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARBORVIEW, PHASE 1A, SECTION 5, as recorded in Plat Book 7900, Page(s) 485.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7471, Page 26, amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, rerecorded in Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786.
- Terms and provisions of the Articles of Incorporation , recorded in Book 8263, Page 554.
- Charter recorded in Book 7522, Page 339.
- Conveyance of common area to Homeowners Association recorded in Book 8297, Page 376.
- Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5856, Page 80 and Book 5856, Page 84.
- Deed of Conveyance for Water and Sewer Lines recorded in Book 6147, Page 886 and Book 6147, Page 893.
- Stormwater Detention Agreement recorded in Book 7390, Page 270.
- Right-of-Way and Access Easement recorded in Book 8068, Page 723.
- Sanitary Sewer Easement as referenced in Book 5658, Page 984.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4012 Windwood Lane, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 2nd DAY OF OCTOBER, 2015.

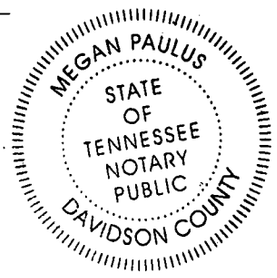
Nathan Akers by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN AKERS, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN AKERS.

Witness my hand and official seal, this the 2nd of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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