WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/15 09:03 2 pgs
Fees:13.00 Taxes:259.00
20151116-0115828

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 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:
Scott Jones	SAME	08107034800
2020 Fieldstone Parkway, Suite 900-306		
Franklin, TN 37069-4337		

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, **Darrell D. Acklin, Executor of the Estate of Frances Elizabeth Acklin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jona Realty, LLC, a Tennessee limited liability company**, 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. 87 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard's Property, as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the southwesterly side of 12th Avenue North and extends back between parallel lines 115 feet to an alley.

Being the same property conveyed to Flenoill Rivus Acklin and wife, Elizabeth Acklin from Guy Ross and wife, Vera Ross by Warranty Deed on March 21, 1969, of record in Book 4319, Page 634, Register's Office for Davidson County, Tennessee. The said Flenoill Rivus Acklin having since died on June 3, 1990, leaving his interest to Elizabeth Acklin by right of survivorship. The said Elizabeth Acklin having since died on October 10, 2014, leaving the property to Flenoill R. Acklin, Jr., Letanya Acklin Beamer and Darrell D. Acklin, the devisees of her Last Will and Testament, Case No. 15P-319, Seventh Circuit Court (Probate Division) of Davidson County, Tennessee. Said Last Will and Testament authorized and gave power to the Executor to sale said property.

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 2016 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 161, Page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1821 12th Avenue North, Nashville, TN 37208**

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 November 9, 2015.

The Estate of Frances Elizabeth Acklin

BY: Darrell D. Acklin
Darrell D. Acklin, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darrell D. Acklin,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2015

My commission expires 8/5/18

Notary Public

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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.