WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102034 DEEDWARR
Recvd: 12/02/15 13:41 2 pgs
Fees:13.00 Taxes:1295.00
20151202-0121591

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven B. Akers and Kimberly A. Akers	SAME	142-2-93
(NAME)	(NAME)	
108 Harrow Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Doris Hodges,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven B. Akers and Kimberly A. Akers, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 112 on the Plan of Cross Timbers, Section III, of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Doris Hodges by deed dated October 3, 2011 from Tracy Shall and wife, Kathy W. Shaw of record in Instrument No. 20111007-0078105, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 108 Harrow Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 1st day of December, 2015.

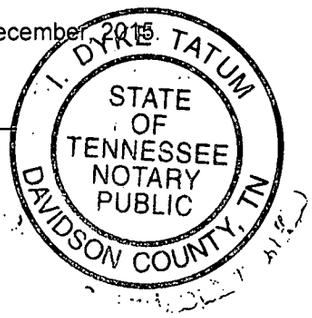
Doris Hodges

Doris Hodges

State of Tennessee
County of Davidson

Personally appeared before me Doris Hodges, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2015.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-108Harrow