This instrument prepared by:
CHAFFIN, CHAFFIN & GIAIMO ATTORNEYS
204 North Washington Avenue
Cookeville, TN 38501

MAP AND PARCEL NUMBER
Map 116-03
Group B
Parcel 151CD

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PROPERTY OWNERS:
DON BRITT AKERS
SUSANNAH AKERS
441 South Plantation Dr
Cookeville, Tennessee 38506

SEND TAX BILLS TO:

Property Owners

****

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **I, JUDAH LEE AKERS***, has this day bargained and sold, and do hereby transfer and convey unto **DON BRITT AKERS AND WIFE, SUSANNAH AKERS**, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, Tennessee as follows:

> Land in Davidson County, Tennessee, being Unit No. 151 on the Plan of Royal Oaks Condominiums, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in the Common elements of 4505 Harding Road Homeowners Association as described In Book 5282, Page 972, said Register's Office. Said Unit is also known as Apartment No. 151.

SOURCE OF DESCRIPTION: the previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a deed of record from D. Britt Akers and wife, Susannah Akers to Judah Lee Akers being of record in Warranty Deed Instrument 20150114-0003815, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantees, their heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160032247 DEEDWARR
Recvd: 04/20/16 08:40 2 pgs
Fees:13.00 Taxes:686.35
20160420-0038045

*Title to the aforedescribed real property is vested in Judah Lee Akers. Lindsey Riley Akers, wife of Judah Lee Akers, for the consideration hereinafter expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantees, their heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or hereafter may acquire by virtue of their marriage, but the said Lindsey Riley Akers does not join in the covenants and warranties of this indenture.

WITNESS my hand this the 12th day of April, 2016.

JUDAH LEE AKERS **LINDSEY RILEY AKERS**

STATE OF TN
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JUDAH LEE AKERS and wife, LINDSEY RILEY AKERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2016.

My Commission Expires:
2-19-20

NOTARY PUBLIC

JASON LANKFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value, whichever is greater, for this transfer is $185,500.00.

Affiant

SUBSCRIBED AND SWORN to before me this the 12th day of April, 2016.

My Commission Expires:
2-19-20

NOTARY PUBLIC

JASON LANKFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM