Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Record & Send to
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 13 day of May 2016.

Notary Public
My commission expires: 7.3.17

Davidson County	DEEDWARR
Recvd: 05/16/16 14:24	2 pgs
Fees:13.00 Taxes:684.50	
20160516-0048705	

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kimitha Braden 3405 Bridgeton Cv. Antioch TN 37013	Owner at property address	151010A055.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeremy Akin, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kimitha Braden, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Plan of Chatham Pointe of record in Book 6900 Page 444 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Akin by deed from Walter D. Achuff and Jane Achuff of record in Instrument No. 20070417-0045970 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Chatham Pointe of record in Book 6900 Page 444, Register's Office for Davidson County, Tennessee 3) Flowage & Roadway Easements of record in Book 3891 Page 476 4) Sanitary Sewer of record in book 7798 Page 440 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7358 Page 656 and amended in Book 7538 Page 792; Book 7899age 812; Book 8667 Page 381; Book 7597 Page 977; Book 7683 Page 718; Book 8667 Page 381and in any allied instruments(s) referred to in said restrictions. 6) Charter of Chatham Pointe Homeowner's Association of record in Book 7597 Page 977 7) Bylaws for Chatham Pointe Homeowners

Association of record in Book 8679 Page 446

This property is improved property known as 3405 Bridgeton Cv., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of May, 2016.

Jeremy Akin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Akin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09403

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019