Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
302 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160052742 DEEDWARR
Recvd: 06/21/16 14:08 2 pgs
Fees:13.00 Taxes:1058.76
20160621-0063124

W & I Ref: (DM) Title No.: 58336
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas S. Akins Carolyn D. Akins 310 53rd Avenue Nashville, TN 37209	Nicholas Akins and Carolyn Akins 13 Annandale Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 09115012000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$286,150.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard William Mankinen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas S. Akins and Carolyn D. Akins, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of 53rd Avenue North, 45 feet south from the corner of 53rd Avenue North and Elkins Avenue; thence continuing south along said martin 45 feet to a point; thence east running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to Richard William Mankinen by Warranty Deed from Susan B. Rimgale Presnell, married, dated May 29, 2008 and recorded on June 4, 2008 of record in Instrument No. 20080604-0057164, Register's Office for Davidson County, Tennessee. In the last conveyance, there was an error in the spelling of Richard William Mankinen's name. He was erroneously referred to as Richard William Mankenin.

Dee Malkerneker, spouse of Richard William Mankinen, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 18, said Register's Office.

This is improved property, known as 310 53rd Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 ~~day of~~ JUNE, 2016.

Richard William Mankinen **Dee Malkerneker**

State of Louisiana

~~County of~~ Parish of Orleans

On this 14 day of June, 2016, before me the undersigned authority, personally appeared Richard William Mankinen to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lettycha Gonzalez
Notary

My Commission Expires: Upon death

LETTYCHA GONZALEZ
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 134603
My Commission is for Life

State of Louisiana

~~County of~~ Parish of Orleans

On this 14 day of June, 2016, before me the undersigned authority, personally appeared Dee Malkerneker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lettycha Gonzalez
Notary

My Commission Expires: Upon death

LETTYCHA GONZALEZ
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 134603
My Commission is for Life

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $286,150.00.

Anderson
Affiant

Sworn and subscribed before me this 14th day of June, 2016.

Notary

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017