BILL GARRETT, Davidson County
Trans:T20160108712 DEEDWARR
Recvd: 12/12/16 09:46 2 pgs
Fees:13.00 Taxes:495.43
20161212-0129717

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2016.

Notary Public
My commission expires: 07-06-2020

ANNA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2020

05-1611-67062

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erin Lorraine Akery 240 Maple Street Nashville TN 37115	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	043-13-0-172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Wacker and Anna Wacker, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erin Lorraine Akery, an unmarried woman**, hereinafter called the Grantees, their successors 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. 11, Block F (erroneously referenced in prior deed as Book F), on the Plan of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Andrew Wacker and Anna Wacker, husband and wife by deed from Cinthya Candelaria Ortiz, Trustee of the Madison Improvement Trust No. MS240, dated April 25, 2013, recorded April 29, 2013, of record in Instrument No. 20130429-0042304, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 240 Maple Street, Nashville, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of December, 2016.

Andrew Wacker

Anna Wacker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrew Wacker and Anna Wacker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 7th day of December, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 12-11-18

