This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 03/14/17 15:22 3 pgs
Fees:18.00 Taxes:1849.63
20170314-0025093

ADDRESS NEW OWNER:
Cameron Keyes
Kristin Wiens
1507 Stratton Ave.
Nashville, TN 37206

SEND TAX BILL TO:
Same

MORTGAGEE:

MAP/PARCEL **83-6-311.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL L. ACKER and JENNIFER L. ACKER, husband and wife,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **CAMERON S. KEYES and KRISTIN A. WIENS, husband and wife,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 8 and the easterly 20 feet of Lot No. 9 on the Map showing Olivia W. Sharpe's Second Addition to Nashville of record in Plat Book 421, page 176, in the Register's Office of Davidson County, Tennessee.

Said westerly part of Lot 8 and easterly part of Lot No. 9 front together 60 feet on the northerly side of Stratton Avenue and run back between parallel lines 150 feet, more or less, on the east line and 151 3/4 feet, more or less, on the west line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Michael L. Acker and Jennifer L. Acker, husband and wife, by Warranty Deed dated February 17, 2015, of record in Instrument Nol. 20150219-0014432, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 421, page 176, Register's Office of Williamson County, Tennessee.

This property is subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1507 Stratton Ave., Nashville, Tennessee 37206.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS" do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES," and 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 our hands this 10th day of March, 2017.

MICHAEL L. ACKER

JENNIFER L. ACKER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL L. ACKER and JENNIFER L. ACKER,** the within-named bargainors, 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 at office this 10th day of March, 2017.

NOTARY PUBLIC
My Commission Expires:

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES 10/21/2018
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$499,900.00**.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2017.

NOTARY PUBLIC
My Commission Expires:

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES 10/21/2018
RUTHERFORD COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

