THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24598

Bill Garrett Davidson County
Batch# 82824 **DEEDWARR**
04/19/2018 10:54:45 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20180419-0036977

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00.

Manuch Akbari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn Akbari	Franklin American Mortgage Company	MAP
4202 West End Avenue, Unit 204	6100 Tower Circle, Suite 600	PARCEL 103-16-0G-204.00-CO
Nashville, TN 37205	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jessica M. Lennon, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacquelyn Akbari and Manuch Akbari, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 204, together with Parking Space Nos. 5 and 20, and Reserved Space No. 3, and together with the appurtenant interest in the common elements of Brookfield Condominiums, a Horizontal Property Regime established by a Master Deed of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Jessica M. Lennon, a single woman by Warranty Deed from Michael Tabers and Michael Rook of record in Instrument No. 20131108-0116043 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 08, 2013.

Jeremy D. Griffith, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Jessica M. Lennon.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4202 West End Avenue, Unit 204, Nashville, TN 37205.**
A/K/A 4202 Harding Pike, Unit 204, Nashville, TN 37205

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this the 18th day of April, 2018.

Jessica M. Lennon

Jeremy D. Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica M. Lennon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 18th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY