Karen Y Johnson Davidson County
Batch# 164536 DEEDWARR
11/21/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181121-0114832

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2018.

Notary Public

My commission expires 8-22-22

(Notary Stamp)

Lynda Harvel
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon Barrios Perez and Jocelyne Lopez	New Owner	**133-03-0-146.00**
3307 Glencliff Rd.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles M. Akin, Sr., married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon Barrios Perez and Jocelyne Lopez, husband and wife

(hereinafter called the "Grantee"), his 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 Lot No. 186 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page (s) 136 through 138, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Glencliff Road at the common comers of Lots Nos 185 and 186; thence in a Southerly direction along the Westerly margin of Glencliff Road a distance of 63.8 feet to a point at the beginning of a curve; thence in a Southwesterly direction around a curve with a radius of 25 feet a distance of 37.8 feet to a point; thence in a Westerly direction along the Northerly margin of Vaden Drive a distance of 139.2 feet to a point; thence in a Northerly direction along the line dividing Lots Nos. 187 and 186 a distance of 101.4 feet to a point; thence in an Easterly direction along, the line dividing Lots Nos. 185 and 186 a distance of 155 feet to the point of the beginning.

Being the same property conveyed to Charles M. Akin, Sr. by Executor's Deed from Charles M. Akin, Sr, Executor of The Estate of Mary Jane Robinson, and Devisee under said last will and Testament, for The Express Purpose of Creating a Fee Simple in the Grantee of record in Instrument No. 20160523-0051454 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 23, 2016.

Sandy A. Akin, spouse of Grantor, hereby joins in the conveyance of subject property to convey any and all interest she may have in and to subject property, marital or otherwise.

This is improved property known as **3307 Glencliff Rd., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14 day of November, 2018.

Charles M Akin SR
Charles M. Akin, Sr.

Sandy A. Akin

STATE OF Georgia
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles M. Akin, Sr.,*the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14 day of November, 2018. *Sandy A.Akin

Notary Public
My Commission Expires: 2-15-22

TESIA CHRISWELL
Notary Public, Georgia
Walton County
My Commission Expires
February 15, 2022

SolomonParks File No. 18-001260-529

SP 11/2015

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021