Box 14
G31255-4

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169336 **DEEDWARR**
12/03/2018 09:27:13 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20181203-0117373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2018.

Katherine Goodson
NOTARY PUBLIC

MY COMMISSION EXPIRES March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9654

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James A. Paxman	CapStar Bank	
4216 Blackwater Drive	2002 Richard Jones Rd. Ste. 300A	141-06-C-135.00 CO
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

BRENDA KAY AKIN AND WILSON MITCHELL AKIN II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. PAXMAN, a single man

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 Lot No. 149 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Brenda Kay Akin, and Wilson Mitchell Akin II, as tenants in common with rights of survivorship by Quitclaim Deed from Brenda Kay Akin, a single woman, recorded on the 15th day of May, 2017 in Instrument No. 20170515-0048198, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854.,
3. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument Nos. 20030205-0016044, 20030303-0027396 and Supplementary recorded at Instrument No. 20090317-0023975.
4. Terms and provisions of by-Laws of Riverbridge Homeowners Association, Inc. recorded in Instrument No. 20030218-0020999.
5. Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.
6. Easement for Public Utilities, recorded in Book 7601, Page 415.
7. Easement for Nashville, Chattanooga and St. Louis Railway, recorded in Book 1298, Page 244.
8. Easement for the flow of the waters of Harpeth River and rights of public therein (if applicable).
9. Stormwater Detention Agreement as set forth in instrument recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.
10. Riverbridge Right-of-Way Dedication Plat recorded at Instrument No. 20081208-0118318.
11. Deed to Homeowners Association for Common Area recorded at Instrument No. 20090317-0023974.
12. Deed of Easement by and between CSX Transportation, Inc., and Beazer Homes Corp., of record in Instrument No. 20090508-0042536, said Register's Office.
13. Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, said Register's Office.

This is improved property known as 4216 Blackwater Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of November, 2018.

Brenda Kay Akin

Brenda Kay Akin

Witness our hand on the 30 day of November, 2018.

Wilson Mitchell Akin II

Wilson Mitchell Akin II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRENDA KAY AKIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30 day of November, 2018.

Clarinda Bouman

Notary Public

JR Vanderpool

My Commission Expires: 3/13/2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, WILSON MITCHELL AKIN II, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of November, 2018.

Clarinda Bouman

Notary Public

My Commission Expires: 11-30-2020

CLARINDA BOUMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

file # 18-9654