Karen Y Johnson Davidson County
Batch# 179496 DEEDWARR
01/02/2019 10:32:38 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20190102-0000203

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 2/8/2021
File No. G18-3921

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan P. Middagh and Stephanie L. Taylor	New Owner	143-3-26
(NAME)	(NAME)	
816 Highland Park Ct.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Wilson Mitchell Akin II, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan P. Middagh, a single man and Stephanie L. Taylor, a single woman, as joint tenants with right of survivorship**, 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. 28 on the plan of West Meade Highlands, Section 1, of record in Plat Book 3700, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Wilson Mitchell Akin II, an unmarried man, and Jerry D. Johnson and wife, Shirley A. Johnson, by deed from Alan D. Beaty and wife, Denise D. Beaty, dated Novenber 25, 2002 by Instrument No. 20021209-0151807, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wilson Mitchell Akin II, and wife, Erica Brooke Acred, by deed from Jerry D. Johnson and wife, Shirley A. Johnson, dated June 22, 2006, by Instrument No. 20070416-0045261, said Register's Office.

Being the same property conveyed to Wilson Mitchell Akin II by Deed dated June 12, 2009 from Erica Brook Acred, recorded June 23, 2009, in Instrument Number 20090623-0058349, in the Official Records of Davidson County, Tennessee.

Emmy Paola Akin joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 69-70, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 4025, page 420, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 816 Highland Park Court, 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. Whenever 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/our hand(s) this 31st day of December, 2018.

Wilson Mitchell Akin II

Emmy Paola Akin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2018, before me personally appeared Wilson Mitchell Akin, II and Emmy Paola Akin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of December, 2018.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066