WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $311,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-22

PREPARED BY: BANKERS TITLE & ESCROW CO. RETURN TO:

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1006JW

Karen Johnson Davidson County
Batch# 232521 **DEEDWARR**
05/21/2019 09:55:40 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20190521-0047794

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
John Michael Williams, II and Candace Norris Williams	AmeriFirst Financial, Inc, a Corporation	
1801 Cottage Grove Way	275 East Rivulon Blvd #300	173-05-0B-035.00CO
Antioch, TN 37013	Gilbert, AZ 85203	

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,

WILLIAM J. AKERS AND FAYE AKERS, HUSBAND AND WIFE

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

JOHN MICHAEL WILLIAMS, II AND WIFE, CANDACE NORRIS WILLIAMS

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. 35 on the Plan of 1st Revision, Cottage Grove, of record in Instrument No. 20100406-0025553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Jesse C. Blinn to William J. Akers and Faye Akers, husband and wife as recorded on the 12th day of March, 2019 in Instrument No. 20190312-0022163 and Warranty Deed from Matthew Bryan Oliver and Lori Ann Oliver, husband and wife to Jesse C. Blinn, a married man as recorded on the 8th day of June, 2012 in Instrument No. 20120608-0050134, 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. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of1ST REVISION, COTTAGE GROVE, as recorded in Instrument No. 20071213-0143631 (Voided) and Instrument No. 20100406-0025553.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20091215-0114265.

5. Easement for Right of Way, recorded in Book 5215, Page 482 and Book 5385, Page 986.

6. Storm Water Detention Agreement as set forth in instrument recorded inInstrument No. 20070423-0047753.

This is improved property known as 1801 Cottage Grove Way, Antioch, TN 37013

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 17th day of May, 2019.

William J. Akers

Faye Akers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM J. AKERS AND FAYE AKERS, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2019.

Notary Public

My Commission Expires: 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY