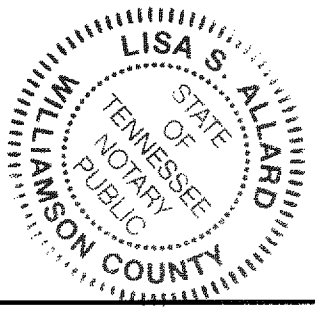
Karen Johnson Davidson County
Batch# 236019 DEEDWARR
05/29/2019 02:35:30 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190529-0050775

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 4/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	MAP PARCEL NUMBERS
Jeffrey Pennell	Cardinal Financial Co DBA Peoples Home Equity	Map 87-02-O-22.00
(NAME)	**(NAME)**	
1417 Whitetail Court	3701 Arco Corporate Dr #200	
(ADDRESS)	**(ADDRESS)**	
Hermitage, TN 37076	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	**(CITY) (STATE) (ZIP)**	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **R. Houston Akin and Debra W. Akin, Husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Pennell, a married 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. 28 on the Plan of New Hope Point Meadows, Phase I, First Revision, of record in Plat Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Houston Akin and Debra W. Akin, husband and wife by Warranty Deed from Jason Atwood and Jennifer Atwood and Deborah McMasters, as joint tenants with rights of survivorship dated June 8, 2015 of record in Instrument Number 20150609-0054381, Register's Office for Davidson County, Tennessee.

Subject to:

2019 taxes and assessments and future years, not yet due and payable.

All matters shown on the Plan of record in Plat Book 6900, page 653 and corrected in Book 7664, page 465, Register's Office for Davidson County, Tennessee.

Covenants, conditions and restrictions as set for in instrument recorded in Book 7557, page 377 as amended in Book 7567, page 103; Book 7688, page 804; Book 7686, page 808; Book 7934, page 796; and Instrument Number 20030106-0001976, Register's Office for Davidson County, Tennessee.

Charter of New Hope Meadow's Homeowners Association, Inc. of record in Book 7525, page 935, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7557, page 356, as amended in Book 7567, page 106 and Instrument Number 20030106-0001977, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7079, page 196; Book 7083, page 435; Book 402, page 387 and Book 402, page 418, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines if any; and all easements for public utilities.

unimproved ☑

This is improved ☐ property, known as 1417 Whitetail Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 28th day of May, 2019.

R. Houston Akin

Debra W. Akin

State of Tennessee
County of Davidson

Personally appeared before me R. Houston Akin and Debra W. Akin, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2019.

Notary Public

My Commission Expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No. 201905017

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY