THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 368125 DEEDWARR
03/05/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20200305-0025001

ADDRESS NEW OWNER
Danielle Akins
5006 Southfork Blvd.
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Financial Partners
c/o DocProbe
1125 Ocean Avenue
Lakewood, NJ 08701

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
063 16 0C 020.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Danielle Akins, a single woman** called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Eastland Construction, Inc. by Warranty Deed from Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary, dated July 23, 2018, of record in Instrument No. 20180724-0072016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including:

SEE ATTACHED EXHIBIT "A"

Taxes for the current year have been agreed to by the parties and will be paid by the Grantor.

This is improved property known as **5006 Southfork Blvd., Old Hickory, TN 37138.**

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 hand this 4th day of March, 2020.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 4th day of March, 2020.

Tina D. Brown
Notary Public

My Commission Expires: 12-18-2021

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $334,900.00.

_____
Affiant

Subscribed and sworn to before me this 4th day of March, 2020.

_____
Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

A certain townhome located in Davidson County, Tennessee, being Unit No. 20 of Hermitage Springs Townhomes, Section One AKA Hermitage Springs Estates, a Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Hermitage Springs Townhomes of record in Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982, Instrument No. 20160921-0099328, Supplemented in Instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plan of Hermitage Springs Townhomes, Section One, a Horizontal Property Regime of record in Instrument No. 20010801-0081514; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20010703-0070299 and Instrument No. 20010801-0081514, Instrument No. 20001206-0120233, amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265, Instrument No. 20141208-0111982, Instrument No. 20160921-0099328, Supplemented in Instrument No. 20031031-0160338, Instrument Number 20010706-0075385, as amended in Instrument No. 20020128-0011789, Instrument Number 20010712-0074536 as amended by Instrument No. 20030808-0113486, Book 5793, Page 638, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722, Book 6036, Page 274, Book 8007, Page (s) 232, 237, and 240, Book 6267, Page (s) 296 and 298, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

Certificate of Authenticity

I, Venikka Branch 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 document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021