Karen Johnson Davidson County
Batch# 452022 DEEDWARR
08/06/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200806-0087547

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# 2020072943N

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Constance Hall and Timothy Hall 1362 Cardinal Ave Nashville, TN 37216	Constance Hall and Timothy Hall New owner	061-16-0-158.00

WARRANTY DEED

THIS INDENTURE, made this 5th day of August, 2020 between **HOUSTON AKIN AND** Debra Whitaker Akin **HUSBAND AND WIFE** , residents of Davidson County, Tennessee (collectively "Grantor") and **CONSTANCE HALL AND TIMOTHY HALL, WIFE AND HUSBAND**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 of Block "C" on the Plan of Greenland Estates, of record in Plat Book 974, Page 13, in the Regsiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Christi G. Schroader, a married person, by Warranty Deed from Virginia S. Spurlock, of record in Instrument No. 20100319-0020766, Register's Office for Davidson County, Tennessee, dated March 10, 2010 and recorded on March 19, 2010. (Value of consideration shown in aforementioned deed $99,000.00.)

BEING the same property onveyed to Houston Akin and Debra Whitaker Akin, husband and wife, by Warranty Deed from Christi G. Schroader, a married person, of record in Instrument No. 20190502-0040746, Register's Office for Davidson County, Tennesseee, dated May 1, 2019 and recorded on May 2, 2019. (Value of consideration shown in aforementioned deed $390,000.00). Being also known as 1362 Cardinal Avenue, Nashville, Tennessee 37216.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

HOUSTON AKIN

DEBI AKIN
AKA Debra Whitaker Akin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Houston Akin and Debi Akin, Husband and Wife** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 4th day of August, 2020.

Notary Public
My Commission Expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$415,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

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

Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

