This Instrument Prepared by David W. Ledbetter, Attorney
P. O. Box 715, Cookeville, TN 38503

Karen Johnson Davidson County
Batch# 467292 DEEDWARR
08/31/2020 03:36:40 PM 2 pgs
Fees: $13.00 Taxes: $111.00
20200831-0098794

WARRANTY DEED

OWNER:
Name: Don Britt Akers
Address: 377 Foutch Drive
Cookeville, TN 38501

SEND TAX BILLS TO:
Same as Owner
Map and Parcel: 116 03 0B 151.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Susannah Akers, an unmarried person,*** has this day bargained and sold, and does hereby transfer and convey unto ***Don Britt Akers,*** his heirs and assigns, hereinafter referred to as "grantee," certain real estate located in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 151 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in the common elements of 4505 Harding Road Homeowners Association as described in Book 5282, page 972, said Register's Office. Said Unit is also known as Apartment No. 151.

Subject to all easements, conditions, restrictions, matters of record and all matters apparent from diligent inspection of the property, including by survey.

The previous and last conveyance being a Deed to Don Britt Akers and Susannah Akers recorded as Instrument #201604200038045, Register's Office, Davidson County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

SOURCE OF DESCRIPTION the previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a Deed of record as Instrument #201604200038045, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantee, his heirs and assigns forever.

She covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

She further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS HER HAND this 7th day of August, 2020.

Susannah Akers

STATE OF Tennessee
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Susannah Akers***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 7th day of August 2020.

NOTARY PUBLIC

SUZANNE WOODS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

My Commission Expires: 4/22/24

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for ~~this~~ transfer is $30,000.00

Affiant

Subscribed and sworn to before me, on the 7th day of August 2020.

My Commission Expires: 4/22/24

Notary Public - Register

SUZANNE WOODS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

g/misc-dee/Akers,Don.wd