Karen Johnson Davidson County
Batch# 559025 DEEDWARR
01/22/2021 01:23:30 PM 6 pgs
Fees: $33.00 Taxes: $10,452.50
20210122-0009972

#35978

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35978-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,825,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2021. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Andrew W. Byrd, Jr. Ashley M. Williams 2 Saint James Place Nashville, TN 37215	**Send Tax Bills To:** Andrew W. Byrd, Jr. 2 St. James Place Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 14409001700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T. Clark Akers and Kelly Akers Linton and William Matthew Akers and Andree Lejeune Akers LeQuire, each an undivided one-fourth (1/4) interest as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew W. Byrd, Jr.** and Ashley M. Williams, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2 Saint James Place, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 executed this instrument on the 19th day of January, 2021.

T. Clark Akers by George E. Mudter, Jr, his attorney-in-fact

T. Clark Akers by George E. Mudter, Jr, his attorney-in-fact

William Matthew Akers by George E. Mudter, Jr., his attorney-in-fact

William Matthew Akers, by George E. Mudter, Jr., his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for T. Clark Akers and William Matthew Akers and that he is authorized by T. Clark Akers and William Matthew Akers to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of January, 2021.

Eileen K. Hopkins
Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2021.

Andree Lejeune Akers LeQuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andree Lejeune Akers LeQuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2021.

Kelly Akers Linton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Akers Linton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

TRACT 1:

Land in the 7th Civil District of Davidson County, Tennessee, being Lots 42 and 43 on the Plan of Chickering Estates, Section II, as of record in Book 4460, Page 134, Register's Office for said County, and more particularly described as follows:

Lot 42 begins at a concrete monument in the easterly margin of Chevy Chase Drive, being the common southeast comer of Lot 42 and Lot 36 on the Plan of Chickering Estates, Section I, and thence North 31° 02' East 545.10 feet to a concrete monument; thence North 1° 39' West 266.40 feet to a concrete monument; thence north 29° 48' West 298.68 feet to a point; thence 598.4 feet in a southerly direction to a point in the northerly margin of Chevy Chase Drive; thence 275 feet in a southeasterly direction along said margin to the point of beginning.

Lot 43 begins at a point in the northerly margin of Chevy Chase Drive, being the common southeast comer of Lots' 42 and 43 on the Plan of Chickering Estates, Section II, and thence in a northeasterly direction 598.4 feet to a point; thence North 29° 48' West 76.62 feet to a concrete monument; thence south. 71° 40' West 228.4 feet to a concrete monument; thence 424.4 feet in a southerl'y direction to a point in the northeasterly margin of Chevy Chase Drive; thence 49.11 feet in a southerly direction around a curve to a concrete monument; thence 70.26 feet in a southerly direction along said margin to another concrete monument; thence 129.3 feet in the southerly direction along said margin to the point of beginning.

TRACT 2

A twenty (20') foot strip of land lying adjacent to and west of lots 38 and 39, Chickering Estates, Section 1, as recorded in Book 2663,' page 86, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin set in concrete in the so4thwest comer of lot 38 and the northwest comer of lot 37, Chickering Estates, Section 1 as recorded in Book 2663, page 86, R.O.D.C. and proceeding as follows:'

1. N 29° 48' W, a distance of 38.33' to a concrete monument, said monument being in the east line of William B. Akers property, thence;

2. With the east line of Akers' property N 1° 39' E, a distance of 347.5' to a concrete monument, said monument being in the south line of William Waller property,
thence;'

3. With the south line of Waller property N 71° 40' E, a distance of 21.28' to a concrete monument, said monument being in the northwest comer of lot 39, Chickering Estates, Section 1, thence;

4. With the west line of lots 39 and 38 S 1° 30' W, a distance of 387.5' to the point of beginning said line passing through an iron pin in the southwest comer of lot 39 and the northwest comer of lot 38 at a distance of 142:5'. The above described property contains 0.108 acres more or less or 7,340 sq. ft. and is shown on a plat by Turner Engineering company dated April 14, 1981.

TRACT 3

A tract of land located in the Seventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the east line of Lot 42, Chickering Estates Section 2 as recorded in Book 4460, Page 134 R.O.D.C., said monument being North 29° - 48' West a distance of 38.33' from an iron pin in concrete which is in the northwest comer of Lot 37 and the southwest comer of Lot 38, Chickering Estates Section I of record in Book 2663, Page 86, R.0.D.C. and proceeding as follows:

1. With the east line of Lot 42, North 29° - 48' West a distance of 333.97' to an iron pin in concrete, passing through an iron pin in the northeast comer of Lot 42 and southeast comer of Lot 43, Chickering Estates Section 2 at a distance of 260.35'; thence,

2. With the south line of the William Waller property, North 71° - 40' East a distance of 185.15' to a concrete monument; thence,

3. Leaving said line, South 1 0 - 39' West distance of 347.5' to the point of beginning and containing 0.695 of an acre more or less, or 30,275 square feet.

Being the same property conveyed to William B. Akers, an undivided one-half (1/2) interest as tenant in common and to Jo Ann Denman Akers, an undivided one-half (1/2) interest as tenant in common, without any right of survivorship, by Quitclaim Deed dated July 1, 1999 from William B. Akers, and wife, Jo Ann Denman Akers of record in Book 11567, page 697, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 1, 1999 of record in Book 11567, page 701, Register's Office for Davidson County, Tennessee, William B. Akers conveyed his one-half (1/2) interest as tenant in common in subject property to T. Clark Akers, Trustee of the William B. Akers Qualified Personal Residence Trust. By Quitclaim Deed dated July 1, 1999 of record in Book 11567, page 705, Register's Office for Davidson County, Tennessee, Jo Ann Denman Akers conveyed her one-half (1/2) interest as tenant in common in subject property to T. Clark Akers, Trustee of the Jo Ann Denman Akers Qualified Personal Residence Trust Agreement. By Trustee's Quitclaim Deed dated December 31, 2015 of record in Instrument No. 20160106-0001028, Register's Office for Davidson County, Tennessee, T. Clark Akers, Trustee of the William B. Akers Qualified Personal Residence Trust, established by the Qualified Personal Residence Trust Agreement dated July 1, 1999, conveyed it's interest in subject property to T. Clark Akers, Kelly Akers Linton, William Matthew Akers, and Andree Lejeune Akers LeQuire, each an undivided one-eighth (1/8) interest as equal tenants in common. By Quitclaim Deed dated December 31, 2018 of record in Instrument No. 20160111-0002669, Register's Office for Davidson County, Tennessee, T. Clark Akers, Trustee of the Jo Ann Denman Akers Qualified Person Residence Trust, established by the Qualified Personal Residence Trust Agreement dated July 1, 1999 conveyed it's interest in the subject property to T. Clark Akers, Kelly Akers Linton, William Matthew Akers, and Andree Lejeune Akers LeQuire , each an undivided one-eighth (1/8) interest as equal tenants in common.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14409001700.
2. Restrictive Covenants contained in an instrument of record in Book 2810, page 5, as amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 86 and Book 4460, page 134, Register's Office for Davidson County, Tennessee.
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

