WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: February 22, 2000.

(AFFIX SEAL)

BOOK 11523 PG. 506

mail

THIS INSTRUMENT WAS PREPARED BY
Title Enterprises, LLC, 3354 Perimeter Hill, Suite 114, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aolar S. Hart	Aolar S. Hart	71-16-184.00
(NAME) Aolar Hart	(NAME) 1117 North 5th St.	
(ADDRESS) 1117 North 5th St., Nashville, TN 37207 38555	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lucky Ebizugbe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aolar S. Hart, 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being Lots No. 80 and 81 on the Plan of Oakwood Park, as of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 80 and 81 fronts 31 feet each on the Easterly side of North 5th Street and extended back between parallel lines 135 feet to an alley.

Being the same property conveyed to Lucky Ebizugbe by Quit Claim Deed from Continental Financial Services, Inc., dated May 18, 1999, recorded May 18, 1999 in Book 11483, page 744, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1117 North 5th St., Nashville, TN 37207

(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.

0598636

IDENTIFIER & RETURN

99 JUN 10 PM 4:10
CHILDRESS REGISTER
DAVIDSON COUNTY, TN.

RECORDED 06/10/99 04:00 344.00

Witness my/our hand(s) this 3rd Day of June, 1999.

Lucky Ebizugbe

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Lucky Ebizugbe, and who executed the foregoing instrument for the purpose containted herein. Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 1999.

Commission expires: February 22, 2000

LOLA A. TAYLOR Notary Public

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: February 22, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0598636

REFERENCE

99 JUN 10 PM 4:10

REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

06/10/99 01 16:13 0001 8400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472857