08

Realty 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Sampson Udeh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 3-21-01
(AFFIX SEAL)

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires 03-21-01

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sampson Udeh	Americas Wholesale Lender	136-9-20
(NAME)	(NAME)	
3145 Goodwin Drive	P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Van Nuys, CA 91410	
(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, Jackie Charlton and Terry Atkinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sampson Udeh and wife, Ijeoma Onyeji, 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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of 1st Revision a resubdivision of Lots 43 and 49 Edge-O-Lake Section 20A of record in Plat Book 5800, Page 297, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jackie Charlton and Terry Atkinson, by deed of record in Instrument No. 20000920-0093441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Terry Atkinson by Jackie Charlton as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 3145 Goodwin Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 12/27/00 13:35 2pgs
Fees:11.00 Taxes:466.20
20001227-0126206

Witness my/our hand(s) this 15th day of December, 2000.

Jackie Charlton

Terry Atkinson by:
Jackie Charlton
Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15 day of December, 2000, before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Terry Atkinson and who acknowledged that he executed the same as the free act and deed of the said Terry Atkinson, through Power of Attorney granted him by the said Terry Atkinson

Witness my hand and official seal at Nashville, TN this 15th, day of December, 2000.

Commission exp'ns 5-26-02

Elizabeth E Triplett
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie Charlton 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett
Elizabeth E. Triplett — Notary Public