WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st of February, 2003

Notary Public

MY COMMISSION EXPIRES: 4.14.06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas C. Claus	SAME	155 8E 66
(NAME)	(NAME)	
7441 Kreitner Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAME	
(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, CHIEKEZIE O. IBEH AND WIFE, SONYA IBEH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andreas C. Clause and Jennifer Schultz, both unmarried, with right of survivorship 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 02/25/03 13:47 2pgs
Fees:13.00 Taxes:717.80

20030225-0024924

This is improved ☐ unimproved property, known as 7441 Kreitner Dr., Nashville, TN 37221

(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.

Witness our/my hands this _____.

Chiekezie O. Ibeh

Sonya Ibeh

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Chiekezie O. and Sonya Ibeh the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this _____.

Commission expires: 4-23-2006

Notary Public

CLIFFORD D. WALKER NOTARY PUBLIC AT LARGE

File No.: 11007185

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 43 on the Plan of Bellevue Highlands Phase 2 of record as Inst# 200102020010403 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a compete description thereof

Being the same property conveyed to Chiekezie O. Ibeh and wife, Sonya Ibeh by Deed from The Jones Company Customs Homes of Tennessee dated 10/30/02, of record in Inst#20021105-0135989, Register's Office for Davidson County, Tennessee.
Property Address:
7441 Kreitner Dr.
Nashville, Tennessee 37221