WARRANTY DEED

414.40
+3.
427.40

Davidson County DEEDWARR
Recvd: 04/24/03 17:04 2pgs
Fees:13.00 Taxes:414.40

20030424-0055526

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Heather D. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2003.

Katherine W Buford
Notary Public

MY COMMISSION EXPIRES: ~~October 25, 2003~~. 10-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Johnson	Encore Credit Corp.	119-10-0/243
(NAME)	(NAME)	
2828 St. Edwards Dr.	101 Innovation Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92612	
(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,

Samuel C. Molokwu, a married man

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joyce Johnson, an unmarried woman

, 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. 3 on the Final Plat of 176, LLC Property, of record in Book 8250, Page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Samuel C. Molokwu, a married man by Warranty Deed from One Seventy Six, LLC., A Limited Liability Corp. dated November 13, 1998 and filed for record in Book 11210, page 722, Register's Office for Davidson County, Tennessee.

Stella E. Molokwu joins in this conveyance for the sole purpose of conveying her marital interest, if any, in the subject property.

unimproved ☐

This is improved ☒ property, known as 2828 St. Edward Dr., Nashville, TN 37211
(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 my/our hand(s) this 18th day of April, 2003.

Samuel C. Molokwu

Stella E. Molokwu

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On April 18, 2003, before me personally appeared Samuel C. Molokwu and Stella E. Molokwu to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of April, 2003.

Commission expires: ~~October 25, 2003~~ 11-26-05

~~Henry R. Allison III~~
Katherine W. Buford

Notary Public

KATHERINE W. BUFORD
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE