WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Fedelia A. Mensah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/13/04 15:27 2pgs
Fees:13.00 Taxes:442.15
20040113-0005480

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fedelia A. Mensah	Fedelia A. Mensah	150-9-200
(NAME)	(NAME)	
3117 Kinwood Drive	3117 Kinwood Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Robert C. Putthoff and Awilda I. Putthoff, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fedelia A. Mensah and husband Seth M. Afotey, 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. 128 on the Plan of Forest View Park, Phase II, Section V, of record in Plat Book 6250, Page 458, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Putthoff and wife, Awilda I. Putthoff, by deed of record in Book 11265, Page 598, 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 Robert C. Putthoff and Awilda I. Putthoff by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No., in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3117 Kinwood Dr., Antioch, TN 37013
(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 hands this 23rd day of December, 2003.

Robert C. Putthoff by Carolyn Adcock attorney in fact
Robert C. Putthoff

Awilda I. Putthoff by Carolyn adcock attorney in fact
Awilda I. Putthoff

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of December, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Robert C. Putthoff and Awilda I. Putthoff and who acknowledged that she executed the same as the free act and deed of the said Robert C. Putthoff and Awilda I. Putthoff, through Power of Attorney granted her by the said Robert C. Putthoff and Awilda I. Putthoff.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: ~~May 28, 2006~~ May 30, 2007

KRISTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007