PICK-UP

# WARRANTY DEED

13.00
521.00
534.70

JUDITH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$137,000.00~~ $141,000.00

Dominic Onaghinor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dominic Onaghinor | Same | 149-03-0-A/064.00 |
| (NAME) | (NAME) | |
| 2616 Oak Forrest Drive | | |
| (ADDRESS) | (ADDRESS) | |
| 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, **Marcus T. Willey and wife, Laura K. Willey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic Onaghinor and wife Loretta Onaghinor**, 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:

Being Lot No. 62 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Marcus T. Willey and wife, Laura K. Willey by Warranty Deed from Butler Builders, LLC dated November 27, 1996 and filed for record in Book 10278, Page 642, Register's Office for Davidson County, Tennessee.
Subject to any and all matters appearing of public record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee.
Subject to Restrictive Covenants contained in an instrument of record in Book 9858, page 386, Register's Office for Davidson County, Tennessee.
The 2004 county taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 2616 Oak Forest Drive, 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 2nd day of June, 2004.

Marcus T. Willey

Laura K. Willey

Davidson County DEEDWARR
Recvd: 06/07/04 09:10 2pgs
Fees:13.00 Taxes:521.70

20040607-0066605

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 6/2/2004, before me personally appeared Marcus T. Willey and Laura K. Willey to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 ~~2nd~~ day of June, 2004.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

