Box 13 #8060

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Heidi Jo Clayt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2004.

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther Onofua	New Century Mortgage Corp.	P/O 182-12
(NAME)	(NAME)	
8016 Maggie Court	3109 W. Dr. Martin Luther King	
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013	Tampa, FL 33607	
(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, Greenvale Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther Onofua,* ~~unmarried,~~ 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:

*AND Husband Ngozi Okeke

Land in Davidson County, Tennessee, being Lot No. 142 on the Final Plat, Old Hickory Hills, Phase Two- Section Two, of record in Instrument No. 20040122-0008453, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being *PART OF the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20040130-0011725, Register's Office for Davidson County, Tennessee.

This lot is part of planned unit development and subject to the declaration of covenants, conditions and restrictions of record in Instrument No. 20020116-0006750 and Charter of Old Hickory Hills Homeowners Association of record in Instrument No. 20020123-0009417, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and in Instrument No. 20030226-0025749, Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214, Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, Boundary Plat of record in Book 11190, Page 65 and Right of adjoining owners of record in Book 6013, page 187, all in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 8016 Maggie Court, 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.

Davidson County DEEDWARR
Recvd: 06/28/04 13:52 2pgs
Fees:13.00 Taxes:465.83
20040628-0076470

Witness my hand this 11th day of June, 2004.

Greenvale Construction, LLC

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared SHANE MCFARLAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the AUTHORIZED AGENT of the Greenvale Construction, LLC. a corporation, and that as such AUTHORIZED AGENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIM self as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2004.

Commission expires: May 28, 2006

Beth Triplett — Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006