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book 186

Davidson County DEEDWARR
Recvd: 02/01/06 11:13 2 pgs
Fees:13.00 Taxes:505.79

20060201-0012431

WARRANTY DEED

M. A. KOELSCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2006.

M.A. Koelsch
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte H. Mohr	SunTrust Mortgage, Inc.	103020B
(NAME)	(NAME)	
515 Bellmore Place	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore, MD 21279-0041	
(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, Kelly Eboigbodin and husband, Solomon Eboigbodin, as tenants by the entirety, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte H. Mohr and wife, Robin G. Mohr, 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

unimproved ☐

This is improved ■ property, known as 515 Bellmore Place, Nashville, TN 37209
(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 27th day of January, 2006.

Kelly Eboigbodin

Solomon Eboigbodin

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kelly Eboigbodin and Solomon Eboigbodin, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 6-21-09

M.A. Koelsch
Notary Public

M. A. KOELSCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JUNE 21, 2009

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Bellmore Place, of record in Plat Book 6200, page 808, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SUBJECT to restrictive covenants of record in Deed Book 7725, page 234, Book 8199, page 241, Book 8256, page 354, and Book 8979, page 239; Quitclaim Deed for common areas to Homeowners Association of record in Book 8454, page 709; Charter for Homeowners Association of record in Book 8053, page 952; Subject to rights of others in and to common areas/elements; subject to lien for special assessment contained in DCCR's/Master Deed; and all matters of record and as shown in Plat Book 6200, page 808, all of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Eboigbodin and husband, Solomon Eboigbodin by Warranty Deed dated July 12, 2002, from Andrew Basa and Maria Basa, as of record in Instrument Number 20020716-0085714, Register's Office for Davidson County, Tennessee.