WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/06 09:18 2 pgs
Fees:13.00 Taxes:573.50
20060518-0058242

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 2006.

Notary Public

MY COMMISSION EXPIRES 6/27/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	AKF SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS ONGKIKO	Ownit Mortgage Solutions	**94-1-425**
(NAME)	(NAME)	
1607 LONG AVENUE	11700 Great Oaks Way Ste 360	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Alpharetta, Ga 30022	
(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, **JOHN STEINHOUSE, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS ONGKIKO, a single person**, 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. 187 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 187 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LONG AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WHICH ARE PARALLEL TO AND 130 FEET EAST OF THE EASTERLY MARGIN OF 16TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN STEINHOUSE, TRUSTEE BY DEED FROM THE PEOPLES BANK OF RECORD IN BOOK 5896, PAGE 139 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1607 LONG AVENUE, NASHVILLE, TN 37206**

(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 hand** this 15th **day of** May, **2006.**

John Steinhouse, Trustee

JOHN STEINHOUSE, TRUSTEE

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOHN STEINHOUSE, TRUSTEE** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 15th **day of** May, **2006**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

