File No. 260600087

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006. Notary Public MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 7-8-09 (AFFIX SEAL)

KIMBERLY D. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Akpoyovware	Jacob Akpoyovware	Map 149-02-0B Parcel 147.00
(NAME) 935 Strand Fleet Drive	(NAME) 935 Strand Fleet Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Victoria K. Kneedler, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Akpoyovware and wife, Eunice Akpoyovware,** 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 all of Lot No. 185-B, on the Plan of Zone Lot Division Lots 181 through 186, 192, and 196-202 Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6250, pages 92-94, as amended in Book 6900, page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Victoria K. Turner, unmarried by Warranty Deed dated June 29, 1992 of record in Book 8667, Page 304, Register's Office for Davidson County, Tennessee. The said Victoria K. Turner, now known as Victoria K. Kneedler.

This property subject to: Declaration of Covenants Conditions Restrictions By-Laws, HOA Charter and Information Brochure of Record in Book 6236, page 683, Book 6295, page 506, Book 6250, page 520, Book 6250, page 534, Book 6300 page 409, Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, and in Book 6830, page 739, said Register's Office; Sanitary Sewer Easement and/or storm Drainage Easement of Record in Book 6186, page 238, and in Book 6251, page 616; said Register's Office; Utility Easement of Record in Book 6298, page 491, said Register's Office; HOA Charter & Amendments of Record in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and in Book 7288, page 963, said Register's Office; Amendment to Informational Brochure of Record in Book 6295, page 596, Book 6295, page 602, and in Book 6300, page 439, said Register's Office; Amendments to By-Laws of Record in Book 6295, page 572, Book 6295, page 680, Book 6295, page 588, and in Book 6300, page 431, said Register's Office; Quit Claim to Home Owners Association for the Common Area of Record in Book 6236, page 680, as corrected in Book 6295, page 503; Subject to any and all matters on plat of Record in Plat Book 6250, page 92-94, and amended in Book 6900, page 14, said Register's Office; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Paul Kneedler, spouse of Voctoria K. Kneedler, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

Davidson County DEEDWARR
Recvd: 06/22/06 15:06 2 pgs
Fees:13.00 Taxes:307.10
20060622-0074788

unimproved ☐

This is improved ☒ property, known as 935 Strand Fleet 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of June, 2006.

Victoria K. Kneedler

Paul Kneedler

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Victoria K. Kneedler and Paul Kneedler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of June, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
WILSON COUNTY

File Number: **260600087**

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122