# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/06 10:03 2 pgs
Fees:13.00 Taxes:279.35
**20060822-0103272**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 17, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ahmed Napier | Taylor, Bean & Whitaker Mortgage Corp | 135-08-0-A-835.00 |
| (NAME) | (NAME) | |
| 835 Longhunter Court | 1417 N. Magnolia Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Ocala, FL 34475 | |
| (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, Apelu Po'e, and wife, Faapio Po'e, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahmed Napier, 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(s) 835, as shown on the map entitled Nashboro Village Nineteen Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page(s) 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to APELU PO'E AND WIFE, FAAPIO PO'E, by deed from MARIAN W. PATTON, UNMARRIED, of record in Book 8088, page 247, dated April 10, 1990, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 835 Longhunter Court, Nashville, TN 37217

(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 8th day of August, 2006.

Apelu Po'e by Faaoli R. Poe as Attorney in Fact

Faapio Po'e by Faaoli R. Poe as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of August, 2006, before me personally appeared Faaoli R. Poe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Apelu Poe, and who acknowledged that he executed same as the free act and deed of said Apelu Poe, by virtue of that Power of Attorney, duly executed by the said Apelu Poe, and appearing of record as Instrument No. 20051012-0122939, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August 2006.

Commission expires:

Tiffany R. Addison

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of August, 2006, before me personally appeared Faaoli R. Poe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Faapio Poe, and who acknowledged that he executed same as the free act and deed of said Faapio Poe, by virtue of that Power of Attorney, duly executed by the said Faapio Poe, and appearing of record as Instrument No. 20051012-0122940, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August 2006.

Commission expires:

Tiffany R. Addison

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009