WARRANTY DEED

File Number: 60181

Davidson County DEEDWARR
Recvd: 09/14/06 13:56 2 pgs
Fees:13.00 Taxes:378.88

20060914-0114183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belly K Moke	Citimortgage, Inc	080 -
(NAME) 3222 LaGrange Drive	(NAME) 1000 Technology Drive	- 80
(ADDRESS) Nashville, TN 37218	(ADDRESS) O'Fallon, MO 63368	174.00
(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, Roger C. Jones and Saundra M. Duncan, and husband Redric N. Duncan and Princella Lynch Ridley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Belly K Moke, and wife Dou Dou Mokuba, 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. 147 on the Plan of Bordeaux Hills, Section 3, as of record in Plat Book 9600, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger C. Jones and Saundra M. Duncan, and husband Redric N. Duncan and Princella Lynch Ridley by Quitclaim deed from Roger C. Jones, Saundra M. Duncan and Redric N. Duncan, dated August 11, 2006, of record in Instrument # 20060815-0100181, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3600, Page 349; Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to restrictions of Record in Book 3674, Page 335, Book 3676, Page 294 and Book 10468, Page 795, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3222 LaGrange Drive, Nashville, TN 37218

(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 11th day of September, 2006.

Princella Lynch Ridley

Roger C. Jones

Redric N. Duncan

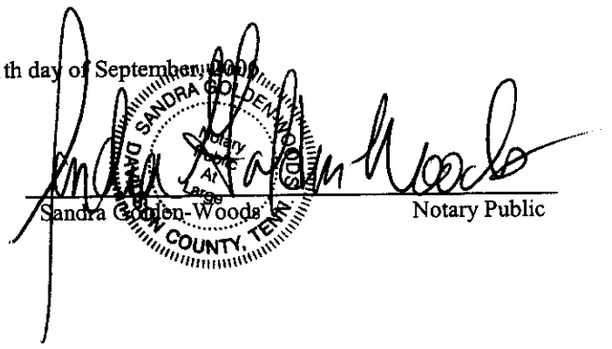
Saundra M. Duncan

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger C. Jones and Saundra M. Duncan, and Redric N. Duncan and Princella Lynch Ridley , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2006.

Commission expires: November 25, 2006



Sandra Golden-Woods Notary Public