File No. 261001332

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/05/06 10:08 2 pgs
Fees:13.00 Taxes:358.90
**20061205-0149799**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amos Opeke | First National Bank of Arizona, ISAOA/ATIMA | |
| (NAME) 1615 22nd Avenue North A-C | (NAME) PO Box 66604 | 81.11 120.00 |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Phoenix, AZ 85082 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bennie Nunnery and Willie Nunnery, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amos Opeke and Olufloake Opeke, HEREINAFTER CALLED THE GRANTEE(S), 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. 116 on the Map of S. A. Champion's Subdivision, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bennie Nunnery and Willie Nunnery by Quitclaim Deed from Rev. Rickey Davis and Rev. Theresa Hatcher as death Trustees named in the Rev. Jennie B. Vaughn Living Trust of record as re-recorded to correct lot number in Instrument No. 20060911-0112501, filed for record on 9/11/2006, with previous Quitclaim Deed filed as Instrument No. 20060809-0097974.

Subject to all matters as set forth per Plat Book 161, Page 132, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 1615 22nd Avenue North A-C, Nashville, TN 37208
(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 hands this 27th day of November, 2006.

Bennie Nunnery

Willie Nunnery

STATE OF TENNESSEE

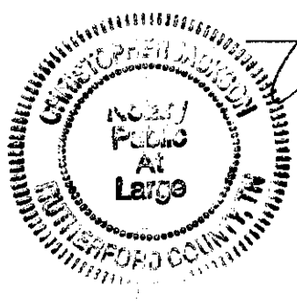
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bennie Nunnery and Willie Nunnery the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of November 2006.

Commission expires: Aug 20, 2007

Notary Public




**File Number: 261001332**

**RETURN TO:**
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027