WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/06 09:57 2 pgs
Fees:13.00 Taxes:547.60

20061206-0150611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Notary Thompson State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy W. Luffman	Jeremy W. Luffman	150-6-116
(NAME)	(NAME)	
3191 Anderson Road	3191 Anderson Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Felicia Igwebuike, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy W. Luffman and wife, Jerrie Luffman, 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. 1 on the Plan of Towne Village of the Country, Section I of record in Plat Book 5200, Pages 55 and 56 amended in Book 5311, Page 990, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Felicia Igwebuike, a single person, by deed of record in Instrument No. 20040209-0015018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Felicia Igwebuike by Brenda Wilson as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061206-0150610, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3191 Anderson Road, 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 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 November, 2006.

_____

_____

* Felicia Igwebuike by Brenda Wilson as attorney in fact

Felicia Igwebuike

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of November, 2006, before me personally appeared Brenda Wilson, the person who executed the foregoing instrument on behalf of Felicia Igwebuike and who acknowledged that she executed the same as the free act and deed of the said Felicia Igwebuike, through Power of Attorney granted Brenda Wilson by the said Felicia Igwebuike.

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

Commission expires:

LaTrece McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County

Notary Public

Return to:

Cornett Title Services
9005 Overlook Boulevard
Brentwood, TN 37027