WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

Davidson County DEEDWARR
Recvd: 04/27/07 12:03 2 pgs
Fees:13.00 Taxes:499.50
20070427-0050460

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwame Asare	Homecomings Financial	Map 072-07
(NAME) 2325 Riverside Drive	(NAME) 2101 Rexford, Suite 168W	Parcel 265
(ADDRESS) Nashville, TN 37216	(ADDRESS) Charlotte, NC 28211	
(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, I, **LINDA GOSS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KWAME ASARE AND WIFE, SERWAA ASARE,** 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. 62 on the unrecorded plan of the RM Dudley Subdivision, described according to a copy of a survey by Erle Drake Surveyor, October 13, 1913 as follows:

Beginning at a point in the south margin of Riverside Boulevard at the northwest corner of the property conveyed to Dorothy Combs Welch and husband, by deed from Lindley Murray, Jr., of record in Book 3317, page 509, Register's Office for Davidson County, Tennessee, being the corner of Lots No. 61 and 62; thence with Welch's westerly line and the line between said lots, southeasterly 170 feet to the northerly margin of an alley; thence with the northerly margin of said alley westerly 50 feet to the corner of Lots No. 62 and 63; thence with the line between said lots northwesterly 170 feet to the south margin of Riverside Boulevard; thence with the same in an easterly direction 50 feet to the beginning.

Being the same property conveyed to Linda Goss, a single person, by deed dated February 2, 2006 from Lydia D. Bradford of record in Instrument #20060314-0029332, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) all restrictive covenants and easements of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2325 Riverside Drive, Nashville, TN 37216
(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 19 day of April, 2007.

Linda Goss

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 Linda Goss, the bargainor, 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 and official seal at Nashville, Tennessee this 19 day of April, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public