WARRANTY DEED

File Number: 70120

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37203

MY COMMISSION EXPIRES:
May 23, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nardos Matusala	First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB	150-7-152.00
(NAME)	(NAME)	
3288 New Towne Road	P. O. Box 6759	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501-6759	
(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, Mary Matusala, a one-half interest Matusala Ogbe, and wife Abeda Haile, a one-half interest as tenants by the entireties, the half interests as they relate to one another, to be held in joint tenancy with the right of survivorship, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nardos Matusala, and Senait Matusala, 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. 111 on the Plan of Section Two, Village of the Country of record in Book 5200, Page 176 and 177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Matusala, a one-half interest Matusala Ogbe, and wife Abeda Haile, a one-half interest as tenants by the entireties, the half interests as they relate to one another, to be held in joint tenancy with the right of survivorship, by deed from Harold B Piercy, Jr. and wife, Phyllis C. Piercy, dated September 5, 1997, of record in Book 10599, Page 388, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3288 New Towne 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 our hands this 28th day of March 2007.

Mary Matusala

Matusala Ogbe by Mary Matusala attorney in fact
Matusala Ogbe
By: Mary Matusala, Attorney in Fact

Abeda Haile by Mary Matusala attorney in fact
Abeda Haile
By: Mary Matusala, Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/07/07 14:56 2 pgs
Fees:13.00 Taxes:492.10

20070507-0054770

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 Mary Matusala with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Matusala Ogbe and Abeda Haile as his/her Attorney in Fact as the free act and deed of the within named Matusala Ogbe and Abeda Haile.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Matusala, the within named 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, at office, this 23rd day of March, 2007.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
May 23, 2009