Davidson County DEEDWARR
Recvd: 03/12/08 15:14 3 pgs
Fees:18.00 Taxes:690.05
20080312-0025061

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Martin Molokwu
200 Pine Rock Court
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map 164-08-0C-072.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HARVEST HOMES, LLC., a Tennessee Limited Liability Company**, has this day bargained and sold and does hereby transfer and convey unto **MARTIN MOLOKWU and CHINYERE MOLOKWU, husband and wife,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING known as all of Lot Number Ninety-One (91) of the Final Plat, Section II, Hamilton Chase, "Cluster Lot Subdivision", as the same appears of record in Instrument Number 20060807-0096557, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Harvest Homes, LLC, a Tennessee Limited Liability Company by deed from T.F. HOMES, LLC, a Tennessee Limited Liability Company, dated May 31, 2007, appearing of record in Instrument Number 20070613-0070591, as corrected by Scrivener's Affidavit of record in Instrument number 20080123-0007221, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions, and Easements of record in Instrument Number 20050728-0087946, and in Instrument Number 20051031-0131315; By-Laws of record in Instrument Number 20050728-0087946; Certificate of Correction of record in Instrument Number 20070723-0087046; Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081733; Charter of Homeowners Association of record in Instrument Number 20060914-0113689; Stormwater Detention Agreement of record in Instrument Number 20040102-0000420; Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248; all matters shown on said plat and survey of record in Instrument Number 20060807-0096557; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARTIN MOLOKWU and CHINYERE MOLOKWU, husband and wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of February, 2008.

HARVEST HOMES, LLC, a Tennessee Limited Liability Company

BY: _____
William T. Oldham, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William T. Oldham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **HARVEST HOMES, LLC, a Tennessee Limited Liability Company**, the bargainor, and that he as such **Chief Manager**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 12th day of February, 2008.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 04-19-2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen

AFFIANT

SWORN to and subscribed before me,
this the 24th day of February, 2008.

Zoila K. Estes

NOTARY PUBLIC
My Commission Expires: 04-19-2010

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN