Davidson County DEEDWARR
Recvd: 09/09/08 11:33 2 pg
Fees:13.00 Taxes:332.82

20080909-0092180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,950.00

Affiant

WARRANTY DEED

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Komlanvi Atsu and Adjovi Kodjo	Elite Home Loans (NAME)	165-05A-021.00 CO
113 Oceanfront Circle N. (ADDRESS)	109 Westpark Dr. Ste. 260 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth B. Freeman, Executrix, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Komlanvi Atsu and Adjovi Kodjo, hereinafter called the Grantees, their heirs and assigns, that 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. 21ON THE PLAN OF SECTION 1, PHASE 1, SOUTH SHORE, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PALT OF RECORD IN INSTRUMENT NO. 20020624-0075604, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, ZONING REGULATIONS AND BUILDING SETBACK LINES, RECORDED AND UNRECORDED.

BEING THE SAME PROPERTY CONVEYED TO EDWARD A. BRENT, BY DEED FROM CMH PARKS, INC., DATED SEPTEMBER 27, 2005 AND RECORDED OCTOBER 3, 2005, IN INSTRUMENT NO. 20051003-0118073, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EDWARD A. BRENT, NOW BEING DECEASED LEAVING RUTH B. FREEMAN AS EXECUTRIX OF THE ESTATE.

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

unimproved ( )
This is improved (X) property, known as 113 Oceanfront Circle N, 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/our hand(s) this 28th day of August, 2008.

Ruth B. Freeman, Ex

Ruth B. Freeman, Executrix of
the Estate of Edward Brent

WARRANTY DEED
(Continued)

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Freeman, Executrix with whom I am personally aquainted or proven to me upon the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Executrix of the estate, the within named barginor, and that they as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 28th day of August, 2008.

Connie Hooper

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Commission expires 2/24/2009.

RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214