File No. 290300756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/15/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmanuel Donkor and Veronica Obeng	Security Atlantic Mortgage Co. Inc.	176-05-0C-004.00
(NAME)	(NAME)	
4713 Rockland Trail	499 Thornall St., 2nd floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090032808 DEEDWARR
Recvd: 05/19/09 09:31 2 pgs
Fees:13.00 Taxes:573.50
20090519-0045750

For and in 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, **American Security Bank & Trust Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emmanuel Donkor and Veronica Obeng, husband and wife**, 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. 4, Final Plat Waterbrooke, as shown on plat of record in Instrument 20050914-0110516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to American Security Bank & Trust Company by Substitute Trustee 's Deed from Stephen C. Baker, Substitute Trustee of record in Instrument 20080625-0065275 on June 12, 2008 and filed for record on June 25, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions of record in Instrument 20050929-0117387;Stormwater Detention Agreement Easement to Metropolitan Government of Nashville of record in Instrument 20040817-0099381, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Instrument 20050914-0110516, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4713 Rockland Trail, 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 they do covenant with the said GRANTEES that they 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 GRANTEE, 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 April, 2009.

American Security Bank and Trust Company

By: Richard Bobo CCO

Richard Bobo, CCO

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Bobo, 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 CCO of American Security Bank & Trust Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 28th day of April, 2009.

Commission expires:

Sandra D. Jackson

Notary Public

File Number: 290300756

RETURN TO:

Southern Title Services

1535 W. Northfield Blvd., Suite 16

Murfreesboro, TN 37129

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012