This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090439

RETURN TO:
TRI-STAR TITLE CO., LLC
701 NORTH WALNUT STREET
MURFREESBORO, TN 37130

**Send Tax Bills To:**
Same

BILL GARRETT, Davidson County
Trans: T20090050797 DEEDWARR
Recvd: 07/28/09 11:01 2 pgs
Fees: 13.00 Taxes: 851.00
20090728-0070580

**New Owner is:**
Jason J. Clark
321 Spicewood Lane
Nashville, TN 37211

MAP: 181-01-0A

PARCEL: 184.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Akomeah and Yaa Dufie Akomeah, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amanda Ashley Turnbo and husband, Jason J. Clark**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument No. 200012040118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Richard Akomeah and Yaa Dufie Akomeah, husband and wife, by Warranty Deed from Yazdian Constructions, Inc., a Tennessee Corporation, dated 2-26-03 and recorded 3-5-03 in Instrument No. 20030305-0029189, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **321 Spicewood Lane, Nashville, TN 37211**

HAA / RA
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24 day of July, 2009.

GRANTOR(S):

**RICHARD AKOMEAH**

**YAA DUFIE AKOMEAH**

**Notary Seal present,**
**but could not be reproduced.**

Bill Garrett
Davidson County Register of Deeds

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RICHARD AKOMEAH AND YAA DUFIE AKOMEAH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 24 day of July, 2009.

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**.

Holly S Powell
**AFFIANT**

**SWORN TO** and subscribed before me this the 24th day of July 2009.

**NOTARY PUBLIC**
My commission expires:_____

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires
August 16, 2009