THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100019652 DEEDWARR
Recvd: 04/05/10 15:29 2 pgs
Fees:13.00 Taxes:499.13
20100405-0025309

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Cecelia G. Thomas<br>3116 Bridgepoint Drive<br>Nashville, Tennessee 37207 | ~~F&M Mortgage~~<br>New Owner | 59-4-A-5.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KENNETH O. AIBANGBEE**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **CECELIA G. THOMAS**, ** hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

** unmarried

LAND in Davidson County, Tennessee being Lot 153 on the plan of Brookview Subdivision, Phase 1, of record in Instrument No. 200502090015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kenneth O. Aibangbee, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060418-0044417, dated 4/13/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **3116 Bridgepoint Drive, Nashville, Tennessee 37207**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **31st** day of **March, 2010**:

Kenneth Aibangbee Solomon Aibangbee
**Kenneth O. Aibangbee** ~~Attorney-in-Fact~~
**By: Solomon Aibangbee, Attorney in Fact**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31 day of March, 2010, before me personally appeared **Kenneth O. Aibangbee by Solomon Aibangbee, as his Attorney in Fact**, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of **Kenneth O. Aibangbee**, and who

acknowledged that such person executed the same as the free act and deed of **Kenneth O. Aibangbee**.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 6/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $134,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2010:

Notary Public

My Commission Expires: 6/29/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212