Davidson County DEEDWARR
Recvd: 05/20/10 08:46 4 pgs
Fees:23.00 Taxes:610.50
20100520-0038860

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Megan Oglesby**
**2323 Riverside Drive**
**Nashville, Tennessee 37216**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
FIFTH THIRD MORTGAGE COMPANY
5001 KINGSLEY DR., MD: 1MOCBQ
CINCINNATI, OH 45227

**MAP** 72-7
**GROUP**
**PARCEL** 266

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kwame Asare and wife, Serwaa Asare,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Megan Oglesby**, unmarried, hereinafter called the GRANTEE, her 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 part of Lot No. 63, On the Map of R.M. Dudley's unrecorded Subdivision of Blocks A, B, C, and D; and being more particularly described according to a survey by Erle Drake, County Surveyor, dated October 14, 1913, as follows:

BEGINNING at a point in the southeasterly margin of Riverside Boulevard, now known as Riverside Drive, at the common corner of Lot Nos. 62 and 63, said point being 640 feet more or less northeast from the margin of Williams Ferry Road; thence with the line between said lots, southeasterly 170 feet to an alley; thence with the margin of said alley, southwesterly 40 feet to a point, the corner of a small triangular part of said lot conveyed to Ernest W. Benz, Trustee, by deed from Bertha J. Benz of record in Book 1101, page 568, Register's Office for Davidson County; thence northwesterly along Benz line 170 feet to the southeasterly margin of Riverside Boulevard, now known as Riverside Drive; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

Being the same property conveyed to Kwame Asare and wife, Serwaa Asare by deed dated March 15, 2007 from Eric C. Tichenor, unmarried of record in 200703190033099, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **2323 Riverside Drive, Nashville, Tennessee 37216.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **20th** day of **May, ~~2010.~~**

**Kwame Asare**

Serwaa Asare by attorney in fact

**Serwaa Asare, by Kwame Asare, as attorney-in-fact** Pursuant to Specific Power of Attorney recorded in Instrument No. [illegible]

20100520-0038859

[illegible], Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kwame Asare**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledges that he is the attorney in fact for his wife, Serwaa Asare and as attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Serwaa Asare as her free act and deed.

WITNESS my hand and official seal this 20th day of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

