WARRANTY DEED

NOTE: This deed was prepared without benefit of a title examination. The preparer makes no representations to the validity or accuracy of the title.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$15,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of December, 2011

Notary Public

My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacqueline C. Okoreeh-Baah	New Owner	150030434.00
501 Castlegate Drive		
Nashville, TN 37217		

Davidson County DEEDWARR
Recvd: 12/27/11 08:46 3 pgs
Fees:18.00 Taxes:55.50
20111227-0100326

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patrick Stephen O'Brien,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Issac Okoreeh-Baah and wife, Jacqueline C. Okoreeh-Baah**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Section Ten, The Country of record in Book 6900, page 394, Register's Office for said County.

Said Lot No. 480 fronts 81.41 feet on the northerly margin of Shakertown Road and extends back 105.70 feet on the westerly line and 131.20 feet on the easterly line to a broken line in the rear measuring 109.61 feet thereon.

Being the same property conveyed to Patrick Stephen O'Brien by Trustee's Deed of record in Instrument Number 20110808-0060964, Register's Office for Davidson County, Tennessee.

Fred A. Stier joins in this conveyance to convey any and all interest he may have in said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, and are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 394, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, by-laws, restrictions, easements, and/or governmental zoning that may be recorded in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **3416 Shakertown Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 22nd day of December, 2011.

Patrick Stephen O'Brien

Fred A. Stier

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of Dec, 2011, before me, the undersigned, personally appeared Patrick Stephen O'Brien and Fred A. Stier to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1-9-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY