WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,100.00

Clara Mundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 1-6-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy Le	SunTrust Mortgage, Inc.	148-7-42.00.
(NAME)	(NAME)	
217 Overby Dr.	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/05/12 15:04 3 pgs
Fees:18.00 Taxes:274.17
20120105-0001330

FOR AND 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, I, Jerome Osei-Bonsu, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy Le, an unmarried woman, 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:

Being Lot No. 870, on the Plan of Cherokee Hills, Section Eight, of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference if hereby made for a more complete legal description.

Being the same property conveyed to Jerome Osei-Bonsu by Warranty Deed from Russell S. Burnett and wife, Goldie M. Burnett, recorded on the 19th day of January, 2006 in Instrument No. 20060119-0007347, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4198, Page 609, said Register's Office; easements and setback lines as set forth in the above plan of record; and taxes for the current year which have been prorated, paid and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 217 Overby Dr., 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 we do covenant with the said GRANTEES 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 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 GRANTEES, 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 my hand this 29th day of December, 2011.

Jerome Osei-Bonsu

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of December, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerome Osei-Bonsu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

KODZO ALAVI AGBENYAH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 3 2013

Kodzo

Notary Public,

Agbenyah

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead 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: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE