Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,500.00

Affiant

Subscribed and sworn to before me this 9th **day of** March, 2012

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public
My commission expires:

03-1112-3470

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ryan M. Tiano 3316 Clifton Avenue Nashville TN 37209	Nations Lending Corp. 3316 Clifton Avenue Nashville, TN 37209	092-05-0 267.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sankofa Enterprises, a Tennessee General Partnership**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ryan M. Tiano**, hereinafter called the Grantees, their successors 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 Lot No. 98 on the Plan of College Hill Subdivision, Section 4, of record in Book 2330 (erroneously referenced as Book 2339 on prior deed of record), Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sankofa Enterprises, a Tennessee General Partnership, by deed from Geneva McKissack Harris, dated January 25, 1996, recorded January 29, 1996 in Book 9929, Page 829, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3316 Clifton Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120018305 DEEDWARR
Recvd: 03/13/12 10:42 3 pgs
Fees:18.00 Taxes:253.45
20120313-0021574

WITNESS my hand this 9th day of March, 2012.

Sankofa Enterprises, a Tennessee General Partnership

By: _____
Barbra Singh, Partner

By: _____
Alvin Singh, Partner

By: _____
James Robinson, Partner

By: _____
Queen Robinson, Partner

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbra Singh and Alvin Singh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of Sankofa Enterprises, a Tennessee General Partnership, the within named bargainor, and that they are authorized by Sankofa Enterprises, a Tennessee General Partnership to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 9th day of March, 2012.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Robinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Sankofa Enterprises, a Tennessee General Partnership, the within named bargainor, and that he is authorized by Sankofa Enterprises, a Tennessee General Partnership to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 9th day of March, 2012.

_____
Notary Public
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires

State Of Tennessee
County Of Davidson Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Queen Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Partner of Sankofa Enterprises, a Tennessee General Partnership, the within named bargainor, and that she is authorized by Sankofa Enterprises, a Tennessee General Partnership to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 13th day of February, 2012.

Notary Public
State of Tennessee at Large

TERIKA DEAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires
10/30/14