Return To: Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

File No. 120421

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120043500 DEEDWARR
Recvd: 06/13/12 10:19 2 pgs
Fees:13.00 Taxes:397.75
20120613-0051587

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Treasa A. Price | PrimeLending, A PlainsCapital Company | 150 05 0 182.00 |
| (NAME) | (NAME) | |
| 2828 Desplane Drive | 18111 Preston Rd. #900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Dallas, TX 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, WE, Madubueze Nwozo, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treasa A. Price, a single 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. 735 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Madubueze Nwozo, a married person, by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, dated 1/26/06 and recorded 2/24/06 in Instrument No. 20060224-0021505, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4549, Page 802, Register's Office for Davidson County, Tennessee.

Grantor owned property as investment property; property was not occupied as homestead.

unimproved ☐

This is improved ☒ property, known as 2828 Desplane Drive, Nashville, TN 37217

(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.

File No. 120421
Witness my hand this 11th day of June, 2012.

Madubueze Nwozo

Madubueze Nwozo

STATE OF TENNESSEE

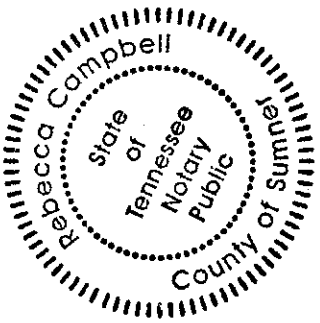
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madubueze Nwozo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2012.

Commission expires:
1/26/14

Notary Public




20120508