BILL GARRETT, Davidson County
Trans:T20120060837 DEEDWARR
Recvd: 08/15/12 11:00 2 pgs
Fees:13.00 Taxes:925.00

20120815-0073021

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $249,999.00

Philip C. Onochie and Nnenna N. Onochie
Affiant

M. YANI NUFIO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

Subscribed and sworn to before me, this 9th day of August, 2012.

Notary Public
My commission expires: 7/1/15

06-1207-74755

Address of New Owner:	Send Tax Bills to:	Tax Information
James Blix 307 Shady Creek Lane Nashville TN 37211	ARK-LA-TEX Financial 5160 Tennyson Pkwy Ste 2000W Plano TX 75024	161-13-0-B-307.00

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, Philip C. Onochie and wife, Nnenna N. Onochie, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ellen S. Blix and husband, James A. Blix, 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 Unit No. 307, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime established by Master Deed of record in Instrument No. 20040702-0079260, Amended and Restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021; Instrument No. 20070622-0075126, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Master Deed; and as shown on the Plan of Creekside of Brentwood, of record in Instrument No. 20040714-0084063, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Pulte Homes Tennessee, Limited Partnership by deeds of record in the following Instrument Nos. of record: 20031008-0149616; 20040305-0025836, re-recorded in 20040401-0036841, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Philip C. Onochie and Nnenna N. Onochie, husband and wife by deed from Pulte Homes Tennessee Limited Partnership, dated October 31, 2006, recorded November 3, 2006, of record in Instrument No. 20061103-0137265, 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 307 Shady Creek Lane, Nashville, TN 37211

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

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

Philip C. Onochie
Philip C. Onochie

Nnenna N. Onochie
Nnenna N. Onochie

STATE OF TEXAS
COUNTY OF FORT BEND

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip C. Onochie and Nnenna N. Onochie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in SUGAR LAND, TX, this 9th day of August, 2012.

M. YANI NUFIO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

Notary Public

My Commission expires 7/1/15