BILL GARRETT, Davidson County
Trans:T20130008848 DEEDWARR
Recvd: 02/01/13 08:31 2 pgs
Fees:13.00 Taxes:299.70

20130201-0010433

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-29-2014

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie A. Robertson, an unmarried person and Frederica Y. Robertson, an unmarried person	Regions Bank dba Regions Mortgage	07105016300
	(NAME)	
1825 Meade Avenue (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bibiana Ulumenfo and husband, Friday Ulumenfo, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronnie A. Robertson, an unmarried person and Frederica Y. Robertson, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE RESUBDIVISION OF LOTS NO. 27 AND 28 ON THE MAP OF BROOKLYN HEIGHTS AS OF RECORD IN PLAT BOOK 11190, PAGE 58, 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 BIBIANA ULUMENFO AND HUSBAND, FRIDAY ULUMENFO BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCYOF RECORD IN BOOK 111404, PAGE 963, AND BY INSTRUMENT OF CORRECTION OF RECORD BY INSTRUMENT NO. 20011211-0136788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1825 Meade Avenue, Nashville, TN 37207
(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/our hand(s) this 24th day of January, 2013.

WARRANTY DEED
(Continued)

Bibiana Ulumenfo

Friday Ulumenfo

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 24th day of January, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Covenant Title & Escrow
100 N Main Street
Goodlettsville, TN 37072