Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20130032957 DEEDWARR
Recvd: 04/22/13 15:24 3 pgs
Fees:18.00 Taxes:111.00
20130422-0039924

WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
Gods Will Property Management, Inc. 333 Plus Park Boulevard Nashville, Tennessee 37217	Gods Will Property Management, Inc. 333 Plus Park Boulevard Nashville, Tennessee 37217	Parcel ID: 15003043400

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu**, and wife, **Jannet S. Murray**, hereinafter called the Grantors, have bargained and sold, and by these presents transfer and convey unto **Gods Will Property Management, Inc.**, its successors and assigns, a certain tract or parcel of real property situated in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Section Ten, The Country of record in Book 6900, Page 394, Register's Office for said County.

Said Lot No. 480 fronts 81.41 feet on the northerly margin of Shakertown Road and extends back 105.70 feet on the westerly line and 131.20 feet on the easterly line to a broken line in the rear measuring 109.61 feet thereon.

Being the same property conveyed to Isaac and Jacqueline Okoreeh-Baah by Warranty Deed of record in Instrument No. 20111227-0100326, of the Register's Office of Davidson County, Tennessee.

Subject to all, if any, valid easements, rights-of-way, covenants, restrictions, conditions, reservations, and restrictions of record.

This is improved property known as 3416 Shakertown Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the above-referenced tract or parcel of real property, with the appurtenances, estate, title, and interest thereto belonging, to the said **Gods Will Property Management, Inc.**, its successors and assigns, in fee simple forever. The

Grantors, **Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu**, and wife, **Jannet S. Murray**, hereby covenant with the Grantee, **Gods Will Property Management, Inc.**, that they are lawfully seized and possessed of the above-referenced tract or parcel of real property in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2011 and 2012 Davidson County Property Taxes. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the above-referenced tract or parcel of real property to the said **Gods Will Property Management, Inc.**, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this the 28th day of March, 2013.

Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu

Jannet S. Murray

310629.1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu**, and wife, **Jannet S. Murray**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and who acknowledged that they executed the foregoing document for the purposes contained therein.

Sworn to and subscribed to before me on this the 28th day of March, 2013.

{SEAL}

JACQUELINE C. OKOREEH-BAAH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline C. Okoreeh-Baah
NOTARY PUBLIC

My Commission Expires: 5/03/16

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $30,000.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $30,000.00.

Kwame Mensa Bonsu
Affiant

Sworn to and subscribed to before me on this the 28th day of March, 2013.

{SEAL}

JACQUELINE C. OKOREEH-BAAH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline C. Okoreeh-Baah
Notary Public

My Commission Expires: 5/03/16

310629.1