Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130052118 DEEDWARR
Recvd: 06/20/13 10:12 2 pgs
Fees:13.00 Taxes:617.90
20130620-0063157

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nwando O. Okafor	SunTrust Mortgage, Inc.	102040A10400CO
(NAME)	(NAME)	
404 Mercomatic Drive, Unit 104	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert D. French, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nwando O. Okafor, ~~unmarried~~, 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:

#and Ikenna Okafor

Land in Davidson County, Tennessee, being Unit 104, HILLWOOD PLACE TOWNHOMES, as established under Master Deed of record in Instrument No. 20040130-0011736, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Robert D. French d/b/a R. D. French CO. by Limited Warranty Deed from T.C. Summers, Inc., a Tennessee corporation, recorded on the 29th day of March, 2004 in Instrument No. 20040329-0034744, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 404 Mercomatic Drive, Unit 104, Nashville, TN 37209
(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 hand this 14th day of June, 2013.

Robert D. French

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert D. French**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27 2015