(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061010 DEEDWARR
Recvd: 07/17/13 15:06 2 pgs
Fees:13.00 Taxes:888.00
20130717-0074047

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
June I. Nwabara	NEW OWNER	180-04-0-A-041.00 CO
(NAME)	(NAME)	
2212 Maple Grove Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Celia Aurelia Yancey , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **June I. Nwabara and Najib N. Jamous, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 165 on the plan of Revision One, Addition to Highland Creek, as shown on plat of record in Instrument No. 20000921-0094040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Celia Y. Kirby, unmarried by Deed from Classic Homes BOS, LP, dated 11/26/2003 and filed for record on 12/04/2003 in Instrument 200312050174924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celia Aurelia Yancey by Deed from Celia Y. Kirby and Amy Cross Nance, trustee, dated 05/20/2008 and filed for record on 06/03/2008 in Instrument 200806030056382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per plat of record in Instrument 200009210094040, said Register's Office.
Declaration of Restrictive Covenants for Highland Creek of record in Book 11568, Page 311, said Register's Office.
By-Laws of record in Book 11568, Page 301, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2212 Maple Grove Lane, Nashville, TN 37211-7022
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of July, 2013.

Celia Aurelia Yancey

State of Tennessee
County of Williamson

Personally appeared before me Celia Aurelia Yancey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2013.

Notary Public
My Commission Expires: 11/10/13

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027