BILL GARRETT, Davidson County
Trans:T20140020820 DEEDWARR
Recvd: 03/28/14 09:38 2 pgs
Fees:13.00 Taxes:580.90

20140328-0025660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 157,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDUGIE I AIHIE **NEKPEN N. AIHIE**	**FIRSTBANK**	**058090A10500CO**
1040 RAMBLING BROOK RD	**3500 Blue Lake Drive, Suite 325**	
NASHVILLE, TN 37218	**Birmingham, AL 35243**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JOSEPH P. BRAUD SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDUGIE I AIHIE AND NEKPEN N. AIHIE, WIFE AND HUSBAND.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97, ON THE PLAN OF CREEKSIDE TRAILS, PHASE 4, OF RECORD IN INSTRUMENT #200504050037383 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH P. BRAUD SR., BY WARRANTY DEED FROM BRENDA KAYE HOLMAN, WIFE AND HUSBAND BRIAN LEE HOLMAN, DATED 10/24/2007 AND RECORDED ON 10/30/2007 IN INSTRUMENT NUMBER 20071030-0127876, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT $157,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1040 RAMBLING BROOK RD, NASHVILLE, TN 37218.

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 in 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 March, 2014.

JOSEPH P. BRAUD SR.

PATIENCE ENYART WITNESS

Derwin Fisher WITNESS

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF ~~DAVIDSON~~ ORLEANS

Personally appeared before me, a Notary Public of said County and State, JOSEPH P. BRAUD SR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2014.

Notary Public

My Commission Expires: at death

Jay Grush NOTARY PUBLIC Louisiana Bar # 14979 - Lifetime Commission

JAY GRUSH ATTORNEY AT LAW