When recorded return to:
Realty Title & Escrow Company, Inc.
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Hendersonville, TN 37075

# WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/17/14

**THIS INSTRUMENT PREPARED BY**
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6365 IRIGOBE

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Sabrina S. Lumpress-Iriogbe and Kennedy I. Iriogbe | Franklin American Mortgage Co | 05313005100 |
| 205 Chesterton Court | 501 Corporate Centre Drive, Ste 400 | |
| Madison, TN 37115 | Franklin TN 37067 | |

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,

**WILLIAM B. EWING SR., A SINGLE PERSON**

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

**SABRINA S. LUMPRESS-IRIOGBE AND KENNEDY I. IRIOGBE, 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 127, PHASE I, KIMBOLTON, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278, amended in Book 7577, Page 553, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gerald C. Wilson, unmarried to William B. Ewing, Sr., a single person as recorded on the 30th day of July, 2013 in Instrument No. 20130730-0079416 and Warranty Deed from Edith A. Bryant, unmarried to Gerald C. Wilson and Nyla June Wilson as recorded on the 7th day of December, 2005 in Instrument No. 20051207-0147313, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, KIMBOLTON, as recorded in Plat Book 6900, Page(s) 276, 277 and 278, amended in Book 7577, Page 553, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7799, Page 50 and Instrument No. 20060126-0009811 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030226-0025658.

f. Charter recorded in Book 7483, Page 982, re-recorded in Book 7507, Page 67.

g. Deed of Dedication to Madison Suburban Utility District recorded in Book 7653, Page 284.

This is improved property known as 205 Chesterton Court, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140052908 DEEDWARR
Recvd: 07/22/14 13:52 2 pgs
Fees:13.00 Taxes:543.90

20140722-0065067

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 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 hand on the 26th day of June, 2014.

William B. Ewing Sr.

William B. Ewing, Sr.

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, WILLIAM B. EWING, SR., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 14-R6365 IRIGOBE**

**RECORD & RETURN TO:**

**VANDERPOOL, PEARMAN & DRUMWRIGHT**

**256 SEABOARD LANE, SUITE G104**

**FRANKLIN, TN 37067**