Davidson County	DEEDWARR
Recvd: 08/14/14 14:45	4 pgs
Fees:23.00 Taxes:310.80	
20140814-0073689	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31928-08-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $84,000.00. Emmanuel Chokuba Affiant Subscribed and sworn to before me this 14th day of August, 2014. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 4, 2018

WARRANTY DEED

Address New Owner: Emmanuel Chokuba 1289 Cheyenne Boulevard Madison, TN 37115-5228	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 053 050 02000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Kilpatrick and wife, Linda C. Kilpatrick**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emmanuel Chokuba** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1289 Cheyenne Boulevard, Madison, TN 37115-5228

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of August, 2014.

Thomas A. Kilpatrick

Linda C. Kilpatrick
BY: Thomas A. Kilpatrick, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas A. Kilpatrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas A. Kilpatrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Linda C. Kilpatrick** and is authorized by the said **Linda C. Kilpatrick** to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of August, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section 3 Sequoia Valley, of record in Book 4460, page 83, Register's Office for said County, and more particularly described as follows:

Lot No. 110: Beginning at an iron pin in the easterly margin of Cheyenne Boulevard, being the common corner of Lots 110 and 111; thence North 82 degrees 49 minutes East 170.4 feet to an iron pin; thence South 29 degrees 21 minutes East 115.6 feet to a concrete monument; thence South 1 degree 24 minutes West 17.6 feet to an iron pin; thence North 89 degrees 25 minutes West 220.8 feet to an iron pin in the easterly margin of Cheyenne Boulevard; thence with said margin of said Boulevard 15 feet to and through a concrete monument and an additional 80.1 feet to the point of beginning.

Being the same property conveyed to Thomas A. Kilpatrick and wife, Linda C. Kilpatrick, by deed dated November 20, 1975, from Gene E. Tidwell and Bobby J. Tidwell, of record in Book 4973, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 053 050 02000.
2. Restrictive covenants contained in an instrument of record in Book 4598, page 384, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4460, page 83, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

