WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096610 DEEDWARR
Recvd: 12/26/14 15:52 2 pgs
Fees:13.00 Taxes:111.00
20141226-0118117

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharica Stewart	Sharica Stewart	041-05-0-011.00
(NAME)	(NAME)	
4180 Creek Trail	P.O. Box 2206	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Goodlettsville TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Chinwe Ejiofor and Sam Ejiofor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharica L. Stewart, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Pages 261 – 262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chinwe Ejiofor and Sam Ejiofor, by deed of record in Instrument Number 20080407-0035153 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Creek Train Subdivision of record in Book 7900, Pages 261 - 262, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Book 7762, Page 422; amended and extended in Instrument Number 20131106-0115208, Register's Office for Davidson County, Tennessee. Conveyance for Water Main in Book 8940, Page 278, Register's Office for Davidson County, Tennessee. Conveyance for Sanitary Sewer Lines in Book 8940, Page 283, Register's Office for Davidson County, Tennessee. Right-of-Way Easements in Book 9197, Page 65, Book 9197, Page 68, Book 9197, Page 71, Book 9197, Page 74 and Book 9330, Page 161, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 4180 Creek Trail, Whites Creek, TN 37189

(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 our hands this 15th day of December, 2014.

Chinwe Ejiofor

Sam Ejiofor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chinwe Ejiofor and Sam Ejiofor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of December 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public