Return To;

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of December, 2014, by and between Latoya R Garth, unmarried, party of the first part, and Joseph Okugo and Chinonso Christiana Okugo, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument Number 200501100003257 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Latoya R. Garth by virtue of that certain Warranty Deed dated August 4, 2010, at Instrument No. 20100930-0077810 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument No. 20041105-0133677 and 20050110-0003257 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Latoya R Garth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Latoya R Garth, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150001342 DEEDWARR
Recvd: 01/07/15 09:41 2 pgs
Fees:13.00 Taxes:628.63
20150107-0001596

| | |
|---|---|
| Property Owner & Address: | Joseph Okugo and Chinonso Christiana Okugo<br><br>204 Centreboard Court<br>Antioch, TN 37013 |
| Tax Parcel No | 151090B06900CO |
| Property Address: | 204 Centreboard Court<br>Antioch, TN 37013 |
| MAIL TAX BILLS TO: | CMG Mortgage Inc.<br><br>3160 Crow Canyon Rd, #400, San Ramon, CA 94583 |
| Firm File #: | 20141210 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever ~~is greater~~ is $169,900.00 which amount is equal to or greater than the amount which the property would ~~command at a fair~~ and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of December, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY