BILL GARRETT, Davidson County
Trans:T20150001755 DEEDWARR
Recvd: 01/08/15 11:00 2 pgs
Fees:13.00 Taxes:406.63
20150108-0002081

Returned to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public

My commission expires: 11/18/17

AMANDA M CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip Evans	New Owner	**163-11-0E-019.00-CO**
2950 Baby Ruth Lane, Unit #19		
Antioch, TN 37013		

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,

Victoria Odje-Osobase (F/K/A Victoria Oghenevwaire Odje) and Robert Osobase, wife and husband

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

Philip Evans, an unmarried man

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 Unit No. 19 on the Plan of Final Plat, Timber Trace Townhouses Second Revision, of record in Instrument No. 20020514-0059199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria Oghenevwaire Odje, unmarried by Warranty deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington of record in Instrument No. 20070108-0002898 Register's Office for Davidson County, Tennessee, dated January 4, 2007 and recorded on January 8, 2007.

Victoria Oghenevwaire Odje, having since married, is now known as Victoria Odje-Osobase.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record as Instrument Number 20020514-0059199; Covenants, Conditions and Restrictions of record in Instrument No. 20001122-0115563, as amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062 and Instrument No. 20020517-0060761; HOA Charter shown as Exhibit "C" in Instrument No. 20001122-0115563, as amended in Instrument No. 20010329-0030061; Conveyance of common area to HOA of record in Instrument No. 20010329-0030063, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 2950 Baby Ruth Lane, Unit #19 Antioch, TN 37013.

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 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 03rd day of January, 2015.

(Victoria Odje-Osobase (F/K/A Victoria Oghenevwaire Odje)
Victoria Odje-Osobase (F/K/A Victoria Oghenevwaire Odje)

p Robert Osobase
Robert Osobase

STATE OF Texas

COUNTY OF Tarrant

I, HOANG YEN T. LE, a Notary Public of the County and State first above written, do hereby certify that Victoria Odje-Osobase, (F/K/A Victoria Oghenevwaire Odje) and Robert Osobase personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 03rd day of January, 2015.

Notary Public

My Commission Expires: 03/25/2018

(SEAL)

HOANG YEN LE
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-25-18

File #: 2141425
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 2
Murfreesboro, TN 37129