BILL GARRETT, Davidson County
Trans:T20150004026 DEEDWARR
Recvd: 01/16/15 10:01 2 pgs
Fees:13.00 Taxes:739.63
20150116-0004666

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Gwin Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2015.

Kim Murray
NOTARY PUBLIC

My commission expires: 3/25/18

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Madison 3175 Bridgepointe Dr. Nashville, TN 37207	New Owner	059-04-0-A-105.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GUNNAR F. KWAKYE AND WIFE, LESLIE KWAKYE (F/K/A LESLIE E. DOWELL)**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHERINE MADISON, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 123 on the Final Plat of Phase 4, 5, 6, of Brookview Subdivision, of record in Instrument Number 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gunnar F. Kwakye and Leslie E. Dowell, by Warranty Deed from Sayngee M. Weeks, an unmarried woman, dated January 2, 2009 and recorded January 6, 2009, of record in Instrument Number 20090106-0001036, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3175 Bridgepointe Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Upon oath, Leslie Kwakye warrants, covenants and certifies that she is one and the same person as Leslie E. Dowell.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13 day of January, 2015.

GUNNAR F. KWAKYE

LESLIE KWAKYE

STATE OF OHIO
COUNTY OF Lorain

Personally appeared before me, a Notary Public, Gunnar F. Kwakye and Leslie Kwakye, 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 seal, this the 13 day of January, 2015.



Notary Public

My commission expires: 2-16-2019