WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012508 DEEDWARR
Recvd: 02/20/15 10:20 2 pgs
Fees:13.00 Taxes:462.50
20150220-0014720

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cody Campbell and Emily Hoskins	Access National Mortgage	043-01-0A 014.00 CO
(NAME)	(NAME)	
752 Shandale Drive	1800 Robert Fulton Drive, Ste. 350	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **SUSAN UKWU AND HUSBAND, EDWIN UKWU**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY CAMPBELL AND EMILY HOSKINS, TENANCY BY ENTIRETY**, 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:

Being Lot 60, SECTION 4, REVISED FINAL PLAT FOR SHANNON PLACE, as shown on plat of record in Instrument No. 20010423-0040003, as revised at Instrument No. 20010502-0044879 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Ukwu and husband, Edwin Ukwu by Warranty Deed from Alvin Hines and wife, Donzella Hines, recorded on the 26th day of May, 2005 in Instrument No. 20050526-0059629, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	752 Shandale Drive	Madison	TN 37115		
		(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 17 day of February, 2015.

2/17/2015

Susan Ukwu

Edwin Ukwu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Susan Ukwu, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 17 day of Feb., 2015.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Edwin Ukwu, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 17 day of Feb., 2015.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066