BILL GARRETT, Davidson County
Trans:T20150021743 DEEDWARR
Recvd: 03/25/15 11:17 3 pgs
Fees:18.00 Taxes:1295.00
20150325-0025596

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Obinna Iwuchukwu
4800 Myra Drive
Hermitage, TN 37076

MORTGAGEE
CMG Mortgage, Inc.
810 Crescent Centre Drive, Ste. 320
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087-09-0
PARCEL 092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michelle R. Koester, Personal Representative of the Estate of Bettye M. Klein and Michelle R. Koester, Successor Trustee of Bettye M. Klein Revocable Living Trust,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Obinna Iwuchukwu and Ifeoma Iwuchukwu, husband and wife,** 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:

A tract of land situated in the 13th Councilmanic District of Davidson County, Tennessee, being Lot No. 37 on the Plan of New Hope Estates, Phase One, of record in Book 9700, Page 319, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bettye M. Klein, as Trustee for The Bettye M. Klein Revocable Living Trust, by Limited Warranty Deed from Bettye M. Klein, dated October 25, 2006 and filed of record in Instrument No. 20061114-0141572, Register's Office for Davidson County, Tennessee. The said Bettye M. Klein died on January 22, 2014 and the property is being conveyed by the Personal Representative pursuant to the terms of the Probate Court Order as of record in Case No. 14P522, in the Seventh Circuit Court for Davidson County Probate Division in Nashville, Tennessee.

This conveyance is subject to a 20 foot wide sewer easement across the center of the lot in favor of Metro Government of Nashville and Davidson County, Tennessee, as of record in Book 11643, Page 666, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 11665, Page 811, and amended in Instrument No. 20000322-0029281; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11643, Page 666; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 319, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4800 Myra Drive Hermitage, TN 37076.**

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 16th day of March, 2015.

Estate of Bettye M. Klein

By: Michelle R. Koester Personal Representative
Michelle R. Koester, Personal Representative

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michelle R. Koester, Personal Representative of the Estate of Bettye M. Klein, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.16

Bettye M. Klein Revocable Living Trust

By: Michelle R. Koester Successor Trustee
Michelle R. Koester, Successor Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michelle R. Koester, Successor Trustee of Bettye M. Klein Revocable Living Trust, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Obinna Iwuchukwu
AFFIANT

Subscribed and sworn to before me this 16th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE