WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 180
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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
Dennis Williams	CMG Mortgage, Inc.	163-04-0A 521.00 CO
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 521	3160 Crow Canyon Rd., #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SSan Ramon, CA 94583	
(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, ARINZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS WILLIAMS AND ALISON WILLIAMS**, 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 Unit 521, HAMILTON CROSSING TOWNHOMES, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument No. 20040212-0016945, 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 Arinze Properties, LLC by Cash Deed for Tennessee from Secretary of Housing and Urban Development, recorded on the 8th day of August, 2008 in Instrument No. 20080808-0081883, 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	3001 Hamilton Church Road, Unit 521, Antioch, TN 37013				
		(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 March, 2015.

Arinze Properties, LLC

By: Chukwudinma Nnodu, Authorized Signatory

Chukwudinma Nnodu, Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20150022138 DEEDWARR
Recvd: 03/26/15 12:31 2 pgs
Fees:13.00 Taxes:410.70
20150326-0026068

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chukwudinma Nnodu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Arinze Properties, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Arinze Properties, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 2015.



Notary Public

My Commission Expires: