File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022232 DEEDWARR
Recvd: 03/26/15 13:55 2 pgs
Fees:13.00 Taxes:641.95
20150326-0026166

R-VRES-15-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-24-2017

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nwando Okafor	**NEW OWNER**	
(NAME)	(NAME)	**102-4-A-109.00 CO**
126 CANTON CT.	**126 Canton Ct.**	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LINDSEY CATE SALTER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NWANDO OKAFOR AND IKENNA OKAFOR, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 109, HILLWOOD PLACE TOWNHOMES, as established under Master Deed of record in Instrument No. 20040130-0011736, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lindsey L. Cate, unmarried by Warranty Deed from Brian A. Wilson, married, recorded on the 17th day of June, 2010 in Instrument No. 20100617-0047102, in the Register's Office of Davidson County, Tennessee. The said Lindsey L. Cate having since married is now known as Lindsey Cate Salter. The said grantor's spouse joins herein to convey any and all marital interest he may have in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Master Deed establishing HILLWOOD PLACE TOWNHOMES of record in Instrument No. 20040130-0011736.
- Easement to Tennessee Electric Power Company, recorded in Book 787, Page 10.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20051117-0139053.
- Stormwater Maintenance Agreement recorded at Instrument No. 20051020-0126401.
- Stormwater Detention Agreement, recorded at Instrument No. 20051005-0120095.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 American Road #109, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF MARCH, 2015.

Lindsey Cate Salter by John Gleaves, Attorney-in-Fact

John Salter by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDSEY CATE SALTER and JOHN SALTER and who acknowledged he/she/they executed the same as the free act and deed of the said LINDSEY CATE SALTER and JOHN SALTER.

Witness my hand and official seal, this the 25th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212