#94668

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $209,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2015.

Notary Public
My commission expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tony E. Irhiemwen 304 Eastport Court Antioch, TN 37013	Iberia Bank Mortgage 12719 Cantrell Road Little Rock AR. 72223	151-09-0B-234.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAIRA DEL CARMEN ROMERO, AN UNMARRIED WOMAN, AND WILBER A. VILLALTA, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TONY E. IRHIEMWEN, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Final Plat of Phase 3, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20060825-0105210, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maira Del Carmen Romero, an unmarried woman and Wilber A. Villalta, an unmarried man by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070521-0060125 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 21, 2007.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 304 Eastport Court, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of May, 2015.

Maira Romero
Maira Del Carmen Romero

Wilber A. Villalta

BILL GARRETT, Davidson County
Trans: T20150042186 DEEDWARR
Recvd: 06/01/15 09:28 2 pgs
Fees: 13.00 Taxes: 773.30
20150601-0050149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maira Del Carmen Romero and Wilber A. Villalta, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2015.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY