BILL GARRETT, Davidson County
Trans:T20150047320 DEEDWARR
Recvd: 06/15/15 13:38 3 pgs
Fees:18.00 Taxes:647.50
20150615-0056610

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #15486KM

FROM: ANDREW BECKHAM, A SINGLE PERSON AND KAREN BECKHAM, A MARRIED PERSON

TO: CHINEDU ONUORAH AND WIFE, EDITH ONUORAH

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100--- ($175,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, ANDREW BECKHAM, A SINGLE PERSON AND KAREN BECKHAM, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said CHINEDU ONUORAH AND WIFE, EDITH ONUORAH, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Located in Davidson County, Tennessee: Being Unit 29, Huntington Ridge Townhouse, as shown on plat of record in Plat Book 4675, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON RIDGE TOWNHOUSE, as recorded in Plat Book 4460, Page 67 and Plat Book 4675, Page 9, revised in Plat Book 9700, Page 846, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.
2. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687, amended in Book 4889, Page 905 and Book 5394, Page 243, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.
3. Terms and provisions of By-Laws of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 7423, Page 762.
4. Charter of Huntington Ridge Townhouse Development Corp. recorded in Book 4499, Page 443 and Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 4729, Page 682 and Book 4890, Page 84.
5. Storm Water Detention Agreement recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59.
6. Conveyance to Homeowner's Association in Book 4529, Page 827.
7. Easement to Comcast recorded in Instrument 20140902-0079897.

All of record in Register's Office of Davidson County, Tennessee.

This being the same property conveyed by Warranty Deed from Jere L. Conner and wife, Pamela L. Conner to Andrew Beckham and Karen Beckham, as joint tenants with right of survivorship, as recorded on the 14th day of April, 2014, in Instrument No. 20140414-0031100 and Warranty Deed from James D. Lampkin and wife,

Melinda S. Lampkin to Jere L. Conner and wife, Pamela L. Conner, as recorded on the 17th day of March, 2008 in Instrument No. 20080317-0026651, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE PRIMARY RESIDENCE FOR KAREN BECKHAM.

MAP AND PARCEL: 161-11A-29 CO

PROPERTY ADDRESS: 371 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said CHINEDU ONUORAH AND WIFE, EDITH ONUORAH, their heirs and assigns forever. And we do covenant with the said CHINEDU ONUORAH AND WIFE, EDITH ONUORAH, 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, except for the matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to CHINEDU ONUORAH AND WIFE, EDITH ONUORAH, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 10th DAY OF JUNE, 2015.

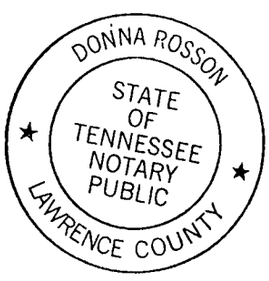
ANDREW BECKHAM

KAREN BECKHAM

STATE OF TENNESSEE
COUNTY OF Maury

On this 10th day of June, 2015, before me personally appeared ANDREW BECKHAM AND KAREN BECKHAM, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Columbia, in the State of Tennessee.

SEAL



NOTARY PUBLIC
My Commission Expires: 5-30-18

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 175,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

CARL ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

SEAL

NOTARY PUBLIC
My Commission Expires: 9-11-17

NEW OWNER(S): CHINEDU ONUORAH AND WIFE, EDITH ONUORAH
ADDRESS: ~~371 Hunting Fox Ridge Drive~~ E.O. or 115 Harvest Rd. Roanoke Rapids NC 27870-3212

SEND TAX BILLS TO:	MAIL RECORDED DOCUMENT TO:
SAME	SAME