WARRANTY DEED

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Okwuchukwu Obi and Shijuana Obi	OWNER	141 15 0B 043.00
(NAME)	(NAME)	
6809 River Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marshall Scott Peace, II and wife, Sherry M. Peace**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Okwuchukwu Obi and Shijuana Obi, 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:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Rolling River Estates, a Planned Unit Development, Phase III, recorded in Book 5200, Page 81, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Marshall Scott Peace, II and wife, Sherry M. Peace by Warranty Deed from Michael Stacey and wife, Misty L. Stacey dated December 20, 2012 and recorded December 31, 2012 in Instrument No. 201212130120628, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6809 River Ridge Drive, Nashville, TN 37221

File Number: GRN-153292

BILL GARRETT, Davidson County
Trans:T20150072546 DEEDWARR
Recvd: 08/26/15 12:33 2 pgs
Fees:13.00 Taxes:851.00
20150826-0086513

MAP SMP

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, has 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 .

Marshall Scott Peace, II

Sherry M. Peace

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Marshall Scott Peace, II and Sherry M. Peace and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2015.

Notary Public

My Commission Expires: 4/28/19

(SEAL)

GREGORY L. HOBBS
Notary Public
State at Large
Kentucky
My Commission Expires Apr 28, 2019

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