WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Y-KT-15-1722-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

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)
Christiana Ngozi Udoji	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**08111049200**
1722 Arthur Avenue	**2701 Wells Fargo Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Minneapolis, MN 55467**	
(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 **KHIRA TURNER AND JULIAN JOBE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTIANA NGOZI UDOJI, UNMARRIED,** 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 the 1st, formerly the 2nd, Ward of the City of Nashville, Davidson County, Tennessee, being the Northerly 33-1/3 feet of lot No. 301 on the Plan of McGavock, Wetmore and others' First Addition, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County. Said part of lot No. 301 fronts 33-1/3 feet on the Easterly side of Arthur, formerly Wetmore, Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to Khira Turner and Julian Jobe, as recorded on the 17th day of July, 2014 in Instrument No. 20140717-0063329 and Final Decree Confirming Sale to The Metropolitan Government of Nashville and Davidson County, Tennessee, as recorded on the 23rd day of December, 1999 in Instrument No. 199912230306438, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 23, Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1722 Arthur Avenue, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20150100214 DEEDWARR
Recvd: 11/25/15 08:39 2 pgs
Fees:13.00 Taxes:1258.00
20151125-0119449

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2015.

Khira Turner

Julian Jobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHIRA TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN JOBE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212