BILL GARRETT, Davidson County
Trans:T20160026865 DEEDWARR
Recvd: 04/04/16 10:19 2 pgs
Fees:13.00 Taxes:1563.25
20160404-0031599

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $422,500.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2016. Notary Public My commission expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Akerho R. Oghoghomeh Alexis Wells	New Owner	
633 Oakley Drive		160-03-0-009-00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT L. DELUCAS, TRUSTEE AND ERIN E. DELUCAS, TRUSTEE OF THE DELUCAS REVOCABLE LIVING TRUST DATED JULY 30, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AKERHO R. OGHOGHOMEH AND WIFE, ALEXIS WELLS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 89 on the Plan of Haileywood Estates, Section V of record in Plat Book 2330, Page 74, 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 Robert Lawrence Delucas and wife, Erin Elizabeth Delucas by Warranty deed from J. Seth Jennings and William H. Smallman of record in Instrument No. 20110512-0036615 Register's Office for Davidson County, Tennessee, dated May 11, 2011 and recorded on May 12, 2011.

Being the same property conveyed to Robert L. Delucas and Erin E. Delucas, as Tenants by Entireties and as trustees of the Delucas Revocable Living Trust dated July 30, 2015 by Warranty deed from Robert Lawrence Delucas, also known as Robert L. Delucas and wife Erin Elizabeth Delucas of record in Instrument No. 20150805-0077731 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 05, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, Plat Book 2330, page 74, Restrictions Book 2493, page 500 and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 633 Oakley Drive, Nashville, TN 37220.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2016.

The Delucas Revocable Living Trust dated July 30, 2015

Robert L. Delucas, Trustee

Robert L. Delucas, Trustee

Erin E. Delucas Trustee

Erin E. Delucas, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. Delucas, Trustee of The Delucas Revocable Living Trust dated July 30, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin E. Delucas, Trustee of The Delucas Revocable Living Trust dated July 30, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018