THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160051441 DEEDWARR
Recvd: 06/17/16 09:57 2 pgs
Fees: 13.00 Taxes: 610.50

20160617-0061523

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amos K. Opeke et ux	new owner	MAP
3784 Pin Hook Road		PARCEL 164-00-0-099-00
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amer S. Rostom, married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amos K. Opeke and Folake M. Opeke, 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:

A certain tract or parcel of land situated in Davidson County, Tennessee described as:

A tract of land in the 2nd, formerly 3rd Civil District of said county, described according to a survey made by George W. Watkins, Surveyor, August 23, 1951, as follows: Beginning in the center of the Old Pinhook Road, Wilburn's Westerly line; thence with said line Southwardly 143 feet to the Center of the New Pinhook Road; thence with the center of said road Northwesterly to a point South 81 degrees 15 minutes East 163.4 feet from the Easterly line of the Ira Estes Property; thence with the center of the Old Pinhook Road North 83 degrees 50 minutes East 171 feet; thence North 77 degrees East 142 feet; thence South 75 degrees East 105.7 feet thence South 87 degrees East 70 feet; thence South 79 degrees East 74 feet to the beginning.

Being the same property conveyed to Amer S. Rostom, a married man by Special Warranty deed from Assets Recovery Center Investments, LLC of record in Instrument No. 20110913-0070944 Register's Office for Davidson County, Tennessee, dated June 27, 2011 and recorded on September 13, 2011.

Grantor is married, however, subject property is not now, nor has ever been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3784 Pin Hook Road, Antioch, TN 37013-1502.**

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, 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 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 _____ hand( ) this the 13th day of June, 2016.

Amer S. Rostom

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amer S. Rostom** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of June, 2016.

My Commission expires: Sept 30, 2017

Notary Public

Milagros Bonilla Notary Public
~~NYS 01B06289956~~
Qualified in Queens County
Comm. Expires Sept. 30, 2017