RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500222

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01255-31792

BILL GARRETT, Davidson County
Trans:T20160053907 DEEDWARR
Recvd: 06/24/16 09:26 2 pgs
Fees:13.00 Taxes:1091.50
20160624-0064481

WARRANTY DEED

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Horenkamp **2325 Riverside Drive** **Nashville, TN 37216**	New owner	**072-07-0-265.00**

FOR AND IN 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,

Kwame Asare and wife, Serwaa Asare

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Horenkamp, an unmarried man

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. 62 on the unrecorded plan of the RM Dudley Subdivision, described according to a copy of a survey by Erie Drake Surveyor, October 13, 1913 as follows:

Beginning at a point in the south margin of Riverside Boulevard at the northwest corner of the property conveyed to Dorothy Combs Welch and husband, by deed from Lindley Murray, Jr., of record in Book 3317, page 509, Register's Office for Davidson County, Tennessee, being the corner of Lots No. 61 and 62; thence with Welch's westerly line and the line between said lots, southeasterly 170 feet to the northerly margin of an alley; thence with the northerly margin of said alley westerly 50 feet to the corner of Lots No. 62 and 63; thence with the line between said lots northwesterly 170 feet to the south margin of Riverside Boulevard; thence with the same in an easterly direction 50 feet to the beginning.

BEING the same property conveyed to Kwame Asare and wife, Serwaa Asare by Warranty Deed from Linda Goss, unmarried, dated 4/19/07 and recorded 4/27/07 in Instrument No. 20070427-0050460, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **2325 Riverside Drive, Nashville, TN 37216**
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 our hands this 22nd day of June, 2016.

Kwame Asare

Serwaa Asare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2016.

Commission Expires:_____

Notary Public

