KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before me, this 12th day of August, 2016. Notary Public My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Uchenna Oku	**Old Hickory Credit Union**	**05207001000**
632 Center Street	**PO Box 431**	
Madison, TN 37115	**Old Hickory, TN 37138**	

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 ACKNOWLEDGE, WE,

Belinda A. Hern, married

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

Uchenna Oku, an unmarried woman

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 situated in the county of Davidson County, and State of Tennessee, to wit:
Land in the 11th Civil District of Davidson County, Tennessee, being known as Lot 22 of Block "B" on the unrecorded map of the subvidision known as Home Acres, being a resubdivision of the 1st subdivision of the Layman Foundation Property and described according to a copy of a survey by Blanchard and Parrish, as follows:
Beginning at a point in the Westerly margin of Center Street, the common corner of Lots Nos. 21 and 22; thence with the line between said lots, Westerly 225 feet to a point in the Easterly line of Lot No. 7; thence with the line between Lot No. 22 and 7, Southerly 63.3 feet to a point in the Northerly line of Lot No. 3; thence with the line between Lot Nos. 22 and Lot Nos. 3, 2, and 1, Easterly 237.5 feet to the Westerly margin of Center Street; thence with the margin of same Northerly 141 feet to the beginning.

Being the same property conveyed to Belinda A Hern by Warranty Deed from Bijan Mansouri and wife, Katherine Mansouri dated 04/15/98 and recorded on 04/28/98 in Book 10904, page 736, said Register's Office for said county.

The subject property was used as investment property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

BILL GARRETT, Davidson County
Trans:T20160070435 DEEDWARR
Recvd: 08/15/16 09:51 2 pgs
Fees:13.00 Taxes:592.00
20160815-0084589

SSE2016-1206

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 632 Center Street, Madison, TN 37115.

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 in 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 my/our hand(s) this 12th day of August, 2016.

Belinda A. Hern

Belinda A. Hern

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Belinda A. Hern,** the within named Grantor(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, at office, this 12th day of August, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY