Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Davidson County DEEDWARR
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20160818-0086432

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Mohammed Amedy and wife, Sairan Amedi, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Elochukwu Ezekakpu and Ijeoma Ezekakpu,* SECOND PARTY, which expression shall include heirs, assigns and personal representatives. (*husband and wife)

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan Section One Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mohammed Amedy and Sairan Amedi, dated December 12, 2011 and recorded in Instrument No. 20111215-0097820, Register's Office of Davidson County, Tennessee.

Map & Parcel 181010B01600CQ

Property Address: 608 Sugar Mill Drive Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

16 day of August, 2016.

Mohammed Amedy

Sairan Amedi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Mohammed Amedy and Sairan Amedi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16 day of August, 2016.

Notary Public

KIM SWINNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $328,000.00.

Affiant

Subscribed and sworn to before me, this 16 day of August, 2016.

GREGORY T. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My commission expires:
_____

Notary Public

NEW PROPERTY OWNER:
Elochukwu & Ijeoma Ezekakpu
608 Sugar Mill Dr.
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
New Owner

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017