Davidson County DEEDWARR
Recvd: 10/17/16 11:27 3 pgs
Fees:18.00 Taxes:720.76
20161017-0109394

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

04-1608-56183

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $194,800.00

Ashley Reis
Affiant

Subscribed and sworn to before me, this 13th **day of October, 2016.**

Alyssa Rayne
Notary Public
My commission expires: 9/7/2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Linda Emujakporue	Bank of America, N.A.	164-13-0-102.00
425 Asheford Court	101 South Tryon Street	
Antioch TN 37013	Charlotte, NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Cabango and husband, Albert S. Cabango, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda Emujakporue**, a single woman, hereinafter called the Grantees, their successors 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. 221, on the Plan of First Revision, Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jennifer Cabango and husband, Albert S. Cabango, Jr. by deed from Thomas L. Underwood and Luan A. Underwood, husband and wife, dated February 19, 2014, recorded February 21, 2014, of record in Instrument No. 20140221-0014862, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, including all items set out on any applicable plat of record.
>
> This property is improved property known as 425 Asheford Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of October, 2016.

Jennifer Cabango by James Michael Walker Attorney in Fact
Jennifer Cabango by James Michael Walker, attorney in fact

Albert S Cabango Sr by James Michael Walker Attorney in Fact
Albert S. Cabango, Jr. by James Michael Walker, attorney in fact

State of TENNESSEE
County of RUTHERFORD

On this 13th day of October, 2016, personally appeared before me James Michael Walker, who being by me duly sworn/affirmed, did say that he is the attorney-in-fact for Jennifer Cabango and Albert S. Cabango, Jr., and that said instrument was signed on behalf of said Jennifer Cabango and Albert S. Cabango, Jr., acknowledged to me that he, as such attorney-in-fact, executed this instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of October, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

