WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095429 DEEDWARR
Recvd: 10/28/16 11:39 2 pgs
Fees:13.00 Taxes:1220.63

20161028-0114060

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

Subscribed and sworn to before me this 27th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 6-30-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nneka Okoro	SAME	181-01-0B
(NAME)	(NAME)	(MAP)
7909 Kirkfield Drive		257.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ladd D. Watts and Alison L. Watts, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nneka Okoro, a single person**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, of record in Plat at Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ladd Watts and Alison Marston, joint tenants with the right of survivorship, by Warranty deed from On Point Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20130927-0101739, Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 27, 2013; and further

Being the same property conveyed to Ladd D. Watts and Alison L. Watts, husband and wife, by Quitclaim deed from Ladd D. Watts, also known as Ladd Watts and Alison L. Watts, formerly known as Alison Marston, a now married couple, of record in Instrument No. 20160421-0038585 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 21, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7909 Kirkfield Drive, Nashville, Tennessee 37211

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 my/our hand(s) this 27th day of October, 2016.

Ladd D. Watts

Alison L. Watts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ladd D. Watts and Alison L. Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of October, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/4/2019