BILL GARRETT, Davidson County
Trans: T20160111126 DEEDWARR
Recvd: 12/19/16 09:38 2 pgs
Fees: 13.00 Taxes: 484.33
20161219-0132681

File No.: 16115959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Didacus Onodingene	Didacus Onodingene	150-2-209.00
(NAME) 25 Century Blvd Ste 501	(NAME) 25 Century Blvd Ste 501	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn B. Davis**, a widow, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Didacus Onodingene**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 193, Revised, Section Two, Harbor Gate, according to survey and plat of same appearing of record in Book 6250, page 33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Kenneth L. Davis and wife, Carolyn B. Davis, by Warranty Deed dated 09/30/2003 and filed for record on 10/02/2003 in Instrument 20031002-0145510, of the Register's Office of Davidson County, Tennessee. Kenneth L. Davis having died on _____, leaving property vested in Carolyn B. Davis as tenant by the entirety.

This conveyance is subject to: All matters as set forth per Plat of record in Book 6250, page 33 and Restrictions of record in Book 6366, page 494, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 716 Bluewater Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I

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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 December, 2016.

Carolyn B. Davis

Carolyn B. Davis

State of Tennessee
County of Knox

Personally appeared before me Carolyn B. Davis with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2016.

Teresa A Long

Notary Public Teresa A Long
My Commission Expires: 08/04/2019

TERESA A. LONG
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16115959