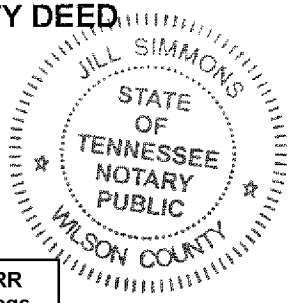
WARRANTY DEED



State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/04/17 15:18 3 pgs
Fees:18.00 Taxes:665.63
20170104-0001018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Ekpoto	CMG Mortgage, Inc. dba CMG Financial	052-13-0-B-355.00 CO
(NAME)	(NAME)	
2608 River Meade Way	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Staci Bishop and husband, James Bishop,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Ekpoto and Ugoeze Lauretta Oritsuwa-Ekpoto, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plat of River Glen, a Planned Unit Development, Phase 7, of record in Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Staci Bishop and husband, James Bishop, by Warranty Deed from Clayton J. Hawks and wife, Brittany J. Hawks, dated April 27, 2007, of record in Instrument No. 20070502-0052263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 6900, pages 650 and 651; Book 6900, page 671; Instrument No. 20030319-0036614 and Instrument No. 20040212-0016958; Restrictions of record in Instrument No. 20020425-0051349; Master Deed of record in Book 7566, page 571; Instrument No. 20040713-0083147; Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301; Articles of Incorporation/ Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348; Easement for water and sanitary sewers of record in Book 7061, page 196; Easement agreement for grade and slope of record in Book 7296, page 484; Easement for right of way of record in Book 11030, page 731; Easement for transmission lines of record in Book 3961, page 681; Stormwater Detention Agreement of record in Instrument No. 20010816-0088874; Quitclaim Deed to Homeowners Association for common space of record in Instrument No. 20020503-0054718, Instrument No. 20040130-0083148 and Instrument No. 20040713-0083148; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2608 River Meade Way, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of December, 2016.

Staci Bishop

James Bishop

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Staci Bishop and James Bishop, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 8th day of December, 2016.

Notary Public
My Commission Expires: _____

File No.: 24296

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

