BILL GARRETT, Davidson County
Trans: T20170001216 DEEDWARR
Recvd: 01/05/17 13:42 3 pgs
Fees: 18.00 Taxes: 592.00

20170105-0001420

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adaeze C. Adigweme	New Owner	08204012300
(NAME)	(NAME)	
1025 North 6th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Yolanda F. Brooks and husband Ricky Allen Greer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adaeze C. Adigweme, unmarried woman,** 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:

Being Lot No. 19 on the Plan of A.W. Wills Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yolanda, F. Brooks by Warranty Deed of record in Book 8068, PAge 394, Register's office for Davidson County, Tennessee.

Ricky Allen Greer, spouse of said Yolanda F. Brooks, joins in this conveyance to relinquish any and all rights he may have to the above described property, especially marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1025 North 6th Street, Nashville, TN 37207
(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 my/our hands this 30th day of December, 2016.

Yolanda F. Brooks

Yolanda F. Brooks

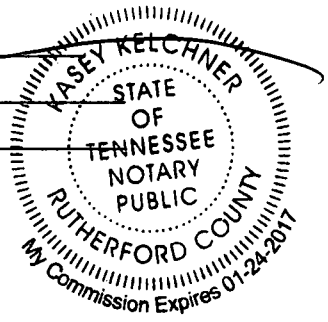
State of Tennessee
County of Williamson

Personally appeared before me Yolanda F. Brooks, 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 30th day of December, 2016 .

Notary Public

My Commission Expires:



File No.: 11618

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 hands this 30th day of December, 2016.

Amanda F. Greer

Ricky Allen Greer

State of Tennessee
County of Williamson

Personally appeared before me KK Amanda F. Greer and Ricky Allen Greer, with whom I am personally acquainted, and who acknowledged that KK she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2016.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11618