WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170008334 DEEDWARR
Recvd: 01/30/17 09:39 2 pgs
Fees:13.00 Taxes:688.16
20170130-0009427

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $185,990.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2017.

Notary Public
My Commission expires: 1-6-2020
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Nicholas O. Ukrakpor	New Owner	150-16-0B-011.00CO
5744 Tru Long Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly McCrary, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas O. Ukrakpor and Jodi Ukrakpor, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 11, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument Number 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kimberly McCrary, an unmarried person from Thoroughbred Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed on February 25, 2005, of record in Instrument Number 20050301-0022236, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20040702-0079028, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040818-0100034, as amended in Instrument No. 20040831-0105141, and Instrument No. 20041209-0146798, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Tru-Long Acres Homeowner's Association, Inc., of record in Instrument No. 20040827-0103988, Register's Office for Davidson County, Tennessee.
- Charter of Tru-Long Homeowner's Association, Inc., of record in Instrument No. 20040818-0100033, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sanitary Sewer, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument No. 20050131-0011052, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20040317-0030287, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5744 Tru Long Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 27, 2017.

Kimberly M. McCrary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly McCrary** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY