# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/17 10:02 2 pgs
Fees:13.00 Taxes:514.30
**20170324-0028848**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 22nd day of March, 2017

Notary Public
My Commission expires: 5-30-17
(Affix Seal)

**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: |
|---|---|---|
| Emannuel Chokuba | SAME | 15001003800 |
| 5745 Sterling Oaks Drive | | |
| Brentwood, TN 37027 | | |

**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, **Thomas L. Hall and wife, Ethel W. Hall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emannuel Chokuba**, 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 Lot No. 170 on the Plan of Edge-O-Lake Estates, Section One of record in Plat Book 3600, Page 43 and amended in Book 3814, Page 494, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Thomas L. Hall and wife, Ethel W. Hall from Richard P. Baxter and wife, Jane G. Baxter by Warranty Deed on February 27, 1995, of record in Book 9606, Page 186, Register's Office for Davidson County, Tennessee. Thomas L. Hall having since died on July 8, 2013.**

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 in the estimated amount of $1,194.47 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 15001003800, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Page 43, amended in Book 3814, Page 494, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3679, Page 279, Register's Office for Davidson County, Tennessee.

This is improved property known as: **482 Rural Hill Road, Nashville, TN 37217**

**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 March 22, 2017.

**Ethel W. Hall**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ethel W. Hall** 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 March 22, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN