WARRANTY DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,900.00.**

LeeAnn Maloney
Affiant

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

Julie Coone
Notary Public
My Commission expires: 5-24-17
(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:
Emmanual Chokuba	SAME	15001010000
5745 Sterling Oaks Drive		
Brentwood, TN 37027		

Davidson County DEEDWARR
Recvd: 05/03/17 14:04 2 pgs
Fees:13.00 Taxes:584.23
20170503-0043769

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, **Jessica R. Tims**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emmanual Chokube**, 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. 266 on the Plan of Edge-O-Lake Estate, Section 4, as of record in Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 266 fronts 79 feet on the southerly side of Mossdale Drive and runs back between lines, 169.56 feet on the westerly side and 172.77 feet on the easterly side to a line at the rear on which it measures 64.81 feet thereon.

Being the same property conveyed to Jessica R. Tims from Bobbie Gerald Long and wife, Jo Anne Long by Warranty Deed on November 3, 1998, of record in Book 11188, Page 983, 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 in the estimated amount of $1,222.71 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 15001010000, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2721 Mossdale, 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 April 26, 2017.

Jessica R. Tims

Jessica R. Tims

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessica R. Tims** 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 April 26, 2017

My commission expires 5-24-17

Julie Coone

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.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN