Davidson County DEEDWARR
Recvd: 05/25/17 15:01 3 pgs
Fees:18.00 Taxes:751.47
20170525-0052356

HND172652

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of May, 2017, by and between Didacus Onodingene, Married Man, party of the first part, and John R McGriff, Unmarried Man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, and being all of Lot No. 193, Revised, Section Two, Harbor Gate, according to survey and plat of same appearing of record in Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being all or part of the same property conveyed to Didacus Onodingene by virtue of that certain Warranty Deed dated December 13, 2016, and being of record at Instrument No. 20161219-0132681, in the amount of $180,900.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Carolyn B. Davis and Kenneth L. Davis by virtue of Warranty Deed dated September 30, 2003 at Instrument No. 20031002-0145510 in the said Register's Office.

Seller warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 6221, page 253, Book 6250, page 33, Book 6366, page 494, Book 6486, page 436, and in Book 6597, page 157, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than

one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Didacus Onodingene

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Didacus Onodingene with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: John R McGriff

Tax Parcel No 15002020900

Property Address: 716 Bluewater Dr.
Nashville, TN 37217

MAIL TAX BILLS TO: Ascend Federal Credit Union
P.O. Box 1210
Tullahoma, TN 37388

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $203,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2017.

Notary Public

My Commission Expires: 3/20/18
3/20/2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY