THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 17051197

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $140,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170048520 DEEDWARR
Recvd: 06/07/17 12:50 2 pgs
Fees:13.00 Taxes:518.00
20170607-0057080

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cordelia Nwozo	New Owner	Tax Parcel ID No.
865 Dover Glen Drive	5745 Sterling Oaks Dr.	149-06-0-069.00
Antioch TN 37013	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric D. Furr and Tracy D. Furr, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Cordelia Nwozo**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Phase One - Oakwood Subdivision, of record in Plat Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC D. FURR and wife, TRACY D. FURR, by deed from GREGORY D. OVERBY and wife, GINA R. CLARK OVERBY, of record in Book 10591, page 756, dated August 29, 1997, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 149-06-0-069.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 935, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7981, page 487, amended in Book 8038, page 838 and Book 9781, page 987, corrected in Book 8313, page 17 and Book 9237, page 1, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage , Water Mains and Appurtenances, of record in Book 6269, page 197 and Book 6298, page 582 , said Register's Office.

Joint Agreement for Dedication of Easement of record in Book 9266, page 600, said Register's Office.

Easements, assessments, special assessments, charges and liens, contained in Declaration of record in Book 7981, page 487, said Register's Office.

This is improved property located at 865 Dover Glen Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2017.

Eric D. Furr

Eric D. Furr by Tracy D. Furr attorney-in-Fact

BY: Tracy D. Furr, Attorney-in-Fact

Tracy D. Furr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy D. Furr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Eric D. Furr, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018