Book 36

39-B

File #17-1281

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyrone D. Laws, Jr. and Suzette D. Laws, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lillian I. Obiefuna, a married person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 272 on the plan of Oak Highlands, Phase 3, a Planned Unit Development, as of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyrone D. Laws, Jr. and Suzette D. Laws, husband and wife, by deed from Aaron Jones-Bey and Delilah Morgan Jones, husband and wife, dated April 12, 2012, of record in Instrument No. 20120416-0032240, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5449 Oak Chase, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 THE EXECUTION HEREOF this 10th day of August, 2017.

Tyrone D. Laws, Jr.

Suzette D. Laws

BILL GARRETT, Davidson County
Trans:T20170069854 DEEDWARR
Recvd: 08/11/17 14:04 2 pgs
Fees:13.00 Taxes:1461.50
20170811-0082616

State of Tennessee)
County of Davidson)

On this 10th day of August, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyrone D. Laws, Jr. and Suzette D. Laws, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 395,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of August, 2017.

Notary Public

My Commission Expires: 1-9-18

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lillian Obiefuna 5449 Oak Chase Antioch, TN 37013	SAME AS NEW OWNER	173-04-0A-272.00