WARRANTY DEED

NICOLAS DAVIS
Notary Public, State of Arizona
Pinal County
My Commission Expires
January 22, 2021

STATE OF Arizona

COUNTY OF Pinal

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-22-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haley Farley	Ameris Bank	097-02-0A-352.00 CO
(NAME)	(NAME)	
2609 Thicket Ridge Court	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nsima David Udoko and Edo Udoko, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Farley and Charles T. Farley, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 352 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 4C of record in Plat Instrument No. 20130702-0068170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nsima David Udoko and Edo Udoka, husband and wife, by Warranty Deed from Rubina J. Kadanthode a/k/a Rubina John Kadanthode, and Gigme P. Chittayath a/k/a Gigme Chittayath, on 4-21-2014, recorded 4-30-2014, in Instrument No. 20140430-0036267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2609 Thicket Ridge Court, Nashville, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170075721 DEEDWARR
Recvd: 08/30/17 11:11 2 pgs
Fees:13.00 Taxes:1258.00

20170830-0089184

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 22nd day of August, 2017.

Nsima David Udoko

Edo Udoko

State of ARIZONA

County of Pinal

On this 22nd day of August, 2017, before me, a Notary public in and for said County and State, personally appeared Nsima David Udoko and Edo Udoko, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 22nd day of August, 2017

Notary Public

My Commission Expires: 01-22-2021

NICOLAS DAVIS
Notary Public, State of Arizona
Pinal County
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