File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170077013 DEEDWARR
Recvd: 09/01/17 14:37 3 pgs
Fees:18.00 Taxes:503.57
20170901-0090307

W & I Ref: (RF) Title No.: 59074

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Festus Kamara 4200 Generosity Way Nashville, TN 37211	FNB Mortgage 1608 Williams Dr. Ste 301 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 134090B03600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sorie M. Kargbo and Fatmata Kargbo, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Festus Kamara, an unmarried man,** 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. 127 on the Plan of Providence Park, Phase 1, Section 2, of record in Instrument No. 20040120-0007535, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sorie M. Kargbo and wife, Fatmata Kargbo by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, dated December 16, 2004 and recorded on December 17, 2004 of record in Instrument No. 20041217-0150095, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040120-0007535, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031007-0148249, Instrument No. 20040324-0033177, Instrument No. 20101004-0079326, Instrument No. 20100316-0019838, Instrument No. 20071113-0132962, and Instrument No. 20100202-008169, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Restrictive Covenants including a first right contained in the deed of record in Instrument No. 20041217-0150095, said Register's Office.
Stormwater Detention Agreement of record in Instrument No. 20030409-0047549, said Register's Office.

This instrument is executed on behalf of Sorie M. Kargbo and Fatmata Kargbo by Terry Rappuhn pursuant to a Power of Attorney executed by him on the 16th day of March, 2017, of record in Instrument No. 20170612-0058321, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Fatmata Kargbo by Terry Rappuhn pursuant to a Power of Attorney executed by her on the 16th day of March, 2017, of record in Instrument No. 20170612-0058322, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4200 Generosity Way, Nashville, TN 37211

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2017.

Sorie M. Kargbo, by Terry Rappuhn Attorney-in-Fact

Sorie M. Kargbo, by Terry Rappuhn, Attorney-in-Fact

Fatmata Kargbo, by Terry Rappuhn Attorney-in-Fact

Fatmata Kargbo, by Terry Rappuhn, Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Terry Rappuhn** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sorie M. Kargbo and Fatmata Kargbo**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2017.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $136,100.00.

Affiant

Sworn and subscribed before me this 30th day of August, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

To
Warranty Deed

FROM: Sorie M. Kargbo and Fatmata Kargbo

TO: Festus Kamara

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Terry Rappuhn, Affiant

Sworn to and subscribed before me this 30th day of August, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019