Bill Garrett Davidson County
Batch# 1414 DEEDWARR
09/15/2017 03:28:50 PM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20170915-0094759

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Obiageli Nkemka Ezeamama	SUNTRUST MORTGAGE	116080A00100C0
(NAME)	(NAME)	
1 Valley Forge	1001 SEMMES AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Craig W. Anderson and Linda S. Anderson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Obiageli Nkemka Ezeamama, a single woman,** 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:

Land in Davidson County, Tennessee, being a certain building site identified as No. 1, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee, as amended at Book 4869, page 686; Book 5121, page 89; Book 5169, page 426 and Book 5191, page 412, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig W. Anderson and wife, Linda S. Anderson, by Warranty Deed from Edwin P. Voss and wife, Mary H. Voss, recorded on April, 10, 2006, of record in Instrument No. 20060410-0041176, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1 Valley Forge, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 11 day of September, 2017

Craig W. Anderson

Linda S. Anderson

State of Tennessee
County of Williamson

Personally appeared before me Craig W. Anderson and Linda S. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11 day of September, 2017.

Notary Public
My Commission Expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 12315