ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kwame Asare & Serwaa Asare 9553 Yellow Finch Court Brentwood, TN 37027	Same	07203022500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, March Egerton, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kwame Asare and Serwaa Asare, husband and wife (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, "Re-Sub of Lot 117, Inglewood Place", as shown on plat of record in Instrument Number 20170824-0086988, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to March Egerton, a married person, by Warranty Deed from Theresa H. Mooneyhan, a married person, dated 9/15/16 and recorded 9/16/16 in Instrument Number 20160916-0097511; and part of the same property previously conveyed to Theresa H. Mooneyhan by Quitclaim Deed from Mike Bessire, Trustee, and in the same instrument conveyed to Mike Bessire, Trustee by William R. Chambers, Jr. and Theresa H. Chambers, now being Theresa H. Mooneyhan, as tenants in common, dated 8/12/88 and recorded 9/6/88 in Book 7644, Page 707, Register's Office for Davidson County, Tennessee.

For further sources of title see Warranty Deed to William R. Chambers, Jr. and wife, Theresa H. Chambers dated 11/3/75 and recorded 11/12/75 in Book 4970, Page 561; and Warranty Deed to William R. Chambers, Jr. and wife, Theresa H. Chambers dated 10/15/79 and recorded 10/16/79 in Book 5514, Page 491, said Register's Office.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 1201 Greenfield Avenue, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plan of record in Plat Book 332, page 101, said Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 4110 DEEDWARR
09/25/2017 12:49:08 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20170925-0097920

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1708 00243A

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $275,000.00.
(
(
(Subscribed and sworn to before me
(this 14th day of September, 2017.
(
(My Commission Expires: _____

Affiant

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared March Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of September, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY