AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Vincent U. Onuoha, 3276 Woodpoint Drive, Nashville, TN 37207

Bill Garrett Davidson County
Batch# 5582 DEEDWARR
09/28/2017 10:51:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20170928-0099322

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Vincent U. Onuoha	Vincent U. Onuoha	059-04-0A-193.00
3276 Woodpoint Drive	3276 Woodpoint Drive	
Nashville, TN 37207	Nashville TN 37207	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, VINCENT U. ONUOHA, a married man, who acquired title as an unmarried man, and joined by his wife, ALICE LITOPO ONUOHA, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto VINCENT U. ONUOHA, a married man, hereinafter referred to as "Grantee", whose mailing address is 3276 Woodpoint Drive, Nashville, TN 37207, his heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 224 on the Final Plat of Phases 4, 5, and 6, of Brookview Subdivision, of record in Instrument Number 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Tax ID No.: 059-04-0A-193.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20070928-0115868, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:

(A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3276 Woodpoint Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of Sept, 20 17.

VINCENT U. ONUOHA

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that VINCENT U. ONUOHA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14th day of Sept, 20 17.

Notary Public
My Commission expires: 2/4/19

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

aliceonuoha
ALICE LITOPO ONUOHA

STATE OF TENNESSEE
COUNTY OF Wilson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ALICE LITOPO ONUOHA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14 day of Sept, 20 17.

Notary Public
My Commission expires: 2/14/19

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 14th day of Sept, 20 17.

Notary Public
My Commission expires: 2/14/19

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY