Bill Garrett Davidson County
Batch# 6255 DEEDWARR
10/02/2017 09:33:46 AM 2 pgs
Fees: $13.00 Taxes: $477.30
20171002-0100289

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenechukwu Harris Ejiofor	First Bank	Parcel ID:
947 Strand Fleet Dr.	318 Seaboard Ln. Ste. 205	149020B15300CO
Antioch, TN 37013	Franklin, TN 37067	

FOR AND IN 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

Richard Scott Sadler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kenechukwu Harris Ejiofor , unmarried
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 Lot No. 188-B, on the Plan of Zone Lot Division, Lots 187 thru 191 & 193 thru 195, Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93, and 94, and amended in Plat Book 6900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard Scott Sadler, unmarried, by Cash Deed from Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20080505-0045884, said Register's Office, dated April 30, 2008.

This conveyance is subject to Restrictions and By-Laws of record in Book 6236, Page 683; Book 6236, Page 730; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 190; Book 6830, Page 739; Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 92, 93, and 94, and amended in Plat Book 6900, Page 106, said Register's Office.Storm Water Detention Agreement in Book 6782, Page 518, said Register's Office; (3) Power Line Easement of record in Book 6298, Page 491, said Register's Office; (4) Easement for Water Mains of record in Book 7389, Page 213, and Book 7883, Page 280, said Register's Office; (5) Sewer Easements to Metro Government of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6530, Page 823; Book 7309, Page 189; and Book 10435, Page 902, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 947 Strand Fleet Dr., Antioch, TN 37013

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 hand this 29th day of September, 2017.

Richard Scott Sadler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Scott Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY