Bill Garrett Davidson County
Batch# 8909 DEEDWARR
10/05/2017 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20171005-0102387

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0454S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of October, 2017

Notary Public
My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

Address of New Owner	Send Tax Bills To:	
Ikechukwu Nwaelele 1203 Keller Ave Nashville, TN 37216	Pinnacle Bank 150 3rd Ave. S., Ste. 1000 Nashville, TN 37201	Map/parcel: 072-06-0-0352.00

WARRANTY DEED

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, I/WE

Lawrence B. Hatcher and wife, Tracey S. Hatcher,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ikechukwu Nwaelele, single man,

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Resubdivision of Lot 7 on the Plan of Keller's Subdivision of Maxey Home Place, as of record in Book 5190, Page 678, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Lawrence B. Hatcher and wife, Tracey S. Hatcher, by Warranty Deed from Eric J. Lesueur, a married man, dated 5/25/06 and recorded 6/14/06 in Instrument No. 20060614-0070701, in the Register's Office of Davidson County, Tennessee.

Return to:
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611 Potomac Pl. #103
Smyrna, TN 37167

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1203 Keller Ave Nashville, TN, 37216

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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of October, 2017

Lawrence B. Hatcher

Tracey S. Hatcher

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Lawrence B. Hatcher and Tracey S. Hatcher, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2017

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

True Copy Certification

I, **Natalie Davenport**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Natalie Davenport

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, **Tammy McCauley**, a notary public for this county and state, **Natalie Davenport** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

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