Bill Garrett Davidson County
Batch# 25063 DEEDWARR
11/13/2017 01:25:30 PM 2 pgs
Fees: $13.00 Taxes: $835.83
20171113-0116341

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $225,900.00.

Affiant

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me, this 23rd **day of** October, **2017.**

Notary Public
My commission expires: 11-6-17

10-1709-103592

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ikechi C. Amadi	Franklin American Mortgage	135-16-0-A-086.00 CO
2612 Somerset Drive	6100 Tower Circle, Suite 600	
Nashville TN 37217	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheryl A. Lee, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ikechi C. Amidi, unmarried and Ambrose Amadi and wife, Comfort Amadi**, hereinafter called the Grantees, their successors 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. 110, on the Plan of Tracts 8, 9, and 10 of Nashboro Village, of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hayward L. Posey and wife, Cheryl Ann Posey by Warranty Deed from Alfred E. Lane and wife, Connie E. Lane, dated May 11, 2005, recorded May 18, 2005, of record in Instrument No. 20050518-0056176, Register's Office for Davidson County, Tennessee. Pursuant to the terms of the Marital Dissolution Agreement entered in the Circuit Court for Davidson County, Tennessee, Case No. 08D-1210, Hayward Posey conveyed his interest in subject property to Cheryl Posey by Quitclaim Deed dated September 15, 2011, recorded September 26, 2011, of record in Instrument No. 20110926-0074023, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cheryl A. Lee, a married woman by Quitclaim Deed from Cheryl Posey (n/k/a Cheryl A. Lee), dated July 26, 2012, recorded August 3, 2012, of record in Instrument No. 20120803-0068993, Register's Office for Davidson County, Tennessee.

Mark A. Lee, Sr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2612 Somerset Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23 day of Oct, 2017.

Cheryl A. Lee

Mark A. Lee, Sr.

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cheryl A. Lee and Mark A. Lee, Sr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 23 day of Oct 2017.

State of Tennessee at Large

My Commission expires: 6/24/18

