Bill Garrett Davidson County
Batch# 26429 DEEDWARR
11/16/2017 12:42:54 PM 2 pgs
Fees: $13.00 Taxes: $643.80
20171116-0117864

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of November, 2017, by and between Kelli L Wagner, a single woman, party of the first part, and Efosa Okunbor, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase Two, Villages of Long Hunter, P.U.D., of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Kelli L. Wagner by virtue of that certain Special Warranty Deed dated June 29, 2012, and being of record at Instrument No. 20120705-0059039 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kelli L Wagner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kelli L Wagner with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9-25-19

Property Owner & Address: Efosa Okunbor
1728 Londonview Pl
Antioch TN 37013

Tax Parcel No 151100A16200CO

Property Address: 1728 Londonview Pl
Antioch, TN 37013

MAIL TAX BILLS TO: Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford AV

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $174,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of November, 2017.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires:

MY COMMISSION EXPIRES:
11-18-17