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WARRANTY DEED

Bill Garrett Davidson County
Batch# 29484 **DEEDWARR**
11/27/2017 08:52:23 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20171127-0120279

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Clenton N. Giles, Sr.		151 01 0A 117.00
(NAME)	(NAME) Regions Mortgage	
3769 Waterford Way		
(ADDRESS)	(ADDRESS) 2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventeen Thousand And No/100 Dollars ($217,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ejovwo D. Oniovos and Jaleesa M. Oniovos, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clenton N. Giles, Sr., unmarried**, hereinafter called the Grantee, his 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. 117 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip B. McKnight and wife, Edie C. McKnight by Deed from Glenn Edward Cole and wife, Doris Elaine Cole dated August 04, 1993 and recorded August 09, 1993 in Book 9041, Page 42, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Barbarotto and Wendy Barbarotto by Quitclaim Deed from Phillip B. McKnight and Edie McKnight dated April 14, 2000 and recorded May 15, 2000 as Instrument No. 200005150048351, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ejovwo D. Oniovos, and Jaleesa M. Oniovos, husband and wife by Warranty Deed from John Barbarotto and Wendy Barbarotto, husband and wife dated November 15, 2016 and recorded November 17, 2016 as Instrument No. 20161117-0121379, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3769 Waterford Way, 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, has 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 our hands this 21st day of November, 2017.

Ejovwo D. Oniovos

Jaleesa Oniovos

Jaleesa M. Oniovos

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ejovwo D. Oniovos and Jaleesa M. Oniovos, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2017.

Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-177934SSO