WARRANTY DEED

Bill Garrett Davidson County
Batch# 60056 DEEDWARR
02/20/2018 08:11:41 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180220-0015526

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF Feb., 2018

Notary Public

MY COMMISSION EXPIRES: 8-22-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josiah Obiefuna	same as new owner	
(NAME)	(NAME)	
104 Belle Oaks Court		150-11 275
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LARRY J. GEHRETT AND CAROLYN L. GEHRETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSIAH OBIEFUNA,*** 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:

* Single Man

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, page 768, 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 Larry J. Gehrett and Carolyn L. Gehrett, husband and wife, by deed from Jeffrey T. Jones, Unmarried, of record in Instrument No. 20110816-0063081, Register's Office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 104 Belle Oaks Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of February, 2018

Larry J. Gehrett by
Kevin, attorney in fact

LARRY J. GEHRETT

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Carolyn L. Gehrett by
Kevin, attorney in fact

CAROLYN L. GEHRETT

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2018, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Larry J. Gehrett and Carolyn L. Gehrett and acknowledged that he executed the same as the free act and deed of Larry J. Gehrett and Carolyn L. Gehrett.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2018.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Kathy Snider
Notary Public