(1)

WARRANTY DEED

Bill Garrett
Batch# 63258
02/28/2018 09:11:35 AM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20180228-0018610

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emmanuel Osas Emjes Igori Timothy	AmeriFirst Financial Inc.	150-05-0-177.00
(NAME)	(NAME)	
2821 Desplane Drive	1550 E. McKellips Rd. Ste. 117	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Mesa, AZ 85203	
(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, I, **Cordelia Nwozo, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emmanuel Osas Emjes Igori Timothy, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 757 on the plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 757 fronts 80.0 feet on the westerly margin of Desplane Drive and extends back 150.0 feet on the southerly line and 150.67 feet on the northerly line to a dead line in the rear which measures 99.54.

Being the same property conveyed to Barbara Chumley Ball, married, by Warranty Deed from Treva S. Chumley, unmarried, dated October 31, 1994, of record in Book 9514, page 712, Register's Office for Davidson County, Tennesee. Also being the same property conveyed to Pinellas Property Solutions, LLC, by Warranty Deed from Barbara Chumley Ball, married, dated June 6, 2017, of record in Instrument No. 20170608-0057384, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to The 2821 Desplane Drive Trust by Warranty Deed from Pinellas Property Solutions, LLC, dated June 9, 2017, of record in Instrument No. 20170615-0060182, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Cordelia Nwozo by Warranty Deed, dated June 22, 2017, from Amanda Dean, as Trustee for The 2821 Desplane Drive Trust, of record in Instrument No. 20170628-0064923, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the primary residence of grantor, Cordelia Nwozo.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters

appearing on the Plan of record in Plat Book 4460, page 44; Restrictions of record in Book 4549, page 802; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2821 Desplane Drive, Nashville, TN 37217
(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 20th day of February, 2018.

Cordelia Nwozo

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cordelia Nwozo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of February, 2018.

Notary Public
My Commission Expires: _____

File No.: 26972

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019