Bill Garrett Davidson County
Batch# 63724 DEEDWARR
03/01/2018 09:03:52 AM 2 pgs
Fees: $13.00 Taxes: $606.80
20180301-0019079

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

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of February, 2018, by and between Funmilayo Celestina Ekundayo and Craig Koehn, both unmarried, party of the first part, and Richard Thomas, single 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. 115, ON THE PLAN OF CHATHAM POINTE, OF RECORD IN BOOK 6900, PAGES 444-447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 104 Ellsworth Place, Antioch, TN

Being previously conveyed to Craig Koehn by virtue of that certain CASH Deed dated June 30, 2011, and being of record at Instrument No. 20110707-0051875 in the Register's Office of Davidson County, Tennessee.

Craig Koehn having since married Funmilayo Celestina Ekundayo which ended in divorce. Final Divorce Final Divorce Decree, Docket No. 15D-394 of record in the Circuit Court of the 20th Judicial District in Davidson County Tennessee.

Funmilayo Celestina Ekundayo joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restriction of record in Instrument Number 20020719-0087288, said Register's Office; 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 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.

Funmilayo Celestina Ekundayo

Funmilayo Celestina Ekundayo

Craig Koehn

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 9th day of February, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Richard A'lee Thomas

Tax Parcel No 151010A11500CO

Property Address: 104 Ellsworth Pl
Antioch, TN 37013

MAIL TAX BILLS TO: New Owner

STATE OF Tennessee
COUNTY OF Davidson

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 $164,000.00 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 9th day of February, 2018.

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018