Bill Garrett Davidson County
Batch# 72951 DEEDWARR
03/26/2018 09:57:41 AM 2 pgs
Fees: $13.00 Taxes: $751.10
20180326-0027990

WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
TG#6834289
Tribeca#273482
18110071

STATE OF Tenn.
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUSSELL FOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires May 1, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-020227

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 5, LLC, a Delaware Limited Liability Company	Property Owner 5, LLC, a Delaware Limited Liability Company	
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	149-03-0A-088.00-CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Three Thousand And No/100 Dollars ($203,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ERNEST I. EKWUGHA, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PROPERTY OWNER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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:

Being Lot No. 45 on the Plan of Section Four, Chelsea Village Addition, as of record in Plan Book 9700, Page 110, Register's Office for Davidson County, Tennessee, referenced to which is hereby made for a more complete description thereof.

Being the same property conveyed to Ernest I. Ekwugha by Warranty deed from Butler Construction, LLC of record in Book 10646, page 449, Register's Office for Davidson County, Tennessee, dated October 7, 1997 and recorded on October 15, 1997.

Being the same property conveyed to Ernest I. Ekwugha by Quitclaim deed from Comfort Okoro (Ekwugha) of record in Instrument No. 20020201-0014445 Register's Office for Davidson County, Tennessee, dated February 1, 2002 and recorded on February 1, 2002. Spouse of grantor has never occupied the said property.

unimproved ☒
This is improved ☐ property, known as 2908 Split Oak Trail, Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ernest I. Ekwugha, ~~XX~~UNMARRIED this _____ day of _____, _____.

Ernest I. Ekwugha

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of March, 2018, before me personally appeared Ernest I. Ekwugha, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of March, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY