WARRANTY DEED

Bill Garrett Davidson County
Batch# 73655 **DEEDWARR**
03/27/2018 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20180327-0028483

RUTHERFORD COUNTY NOTARY PUBLIC JUDITH C. JACOBS STATE OF TENNESSEE

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin James Kendra James	United Wholesale Mortgage	149-15-OA/018.00
(NAME)	(NAME)	
2409 Evanfield Court	1414 E. Maple road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Didacus Onodingene,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kendra Carver James and Justin T. James, wife and husband,** 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:

Land in Davidson county, Tennessee, being Lot No. 18, on the Plan of Section One, Cambridge Forest, of record in Plat book 9700, page 299, and 300, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to State of Tennessee by Judgment of Forfeiture for State of Tennessee vs Emmett Harvell dated December 3, 2015 and recorded on December 4, 2015, in Instrument No. 20151204-0122538, said Register's Office and Judgment of Forfeiture filed by State of Tennessee vs Chiquita Maria Fields dated july 25, 2013 and recorded on January 13, 2016 in Instrument No. 20160113-0003482 said Register's Office and Order of Default Judgment for State of Tennessee vs Myron Rosenboro, Gina James and their heirs , successors personal representative and assigns dated June 2, 2017 and record in August 1, 2017 in Instrument NO. 20170801-0078275 and further conveyed to Didacus Onodingene by Special Warranty Deed from the State of Tennessee, dated September 22, 2017 and filed for record October 12, 2017 as Instrument No. 20171012-0104744 in the Register's Office for Davidson County, Tennessee.
This is investment property and has never been the marital residence of the seller.

Subject to any and all matters appearing on the Plan of record in Plat book 9700, page 299, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10332, page 1 and in book 10774, page 723, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee (s).

unimproved ☐

This is improved ☑ property, known as 2409 Evanfield 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/our hands this 23rd day of March, 2018.

Didacus Onodingene

State of Tennessee
County of Davidson

Personally appeared before me Didacus Onodingene, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201803005

