WARRANTY DEED

File #18118

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Daivdson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-30-2019
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 75564 DEEDWARR
04/02/2018 02:58:23 PM 2 pgs
Fees: $13.00 Taxes: $791.80

20180402-0030583

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Pineda	New Owner	15011006200
(NAME)	(NAME)	
3329 Towne Ridge Drive		
(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, I, **Emmanuel Ifeanyi Chokuba, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto Pineda an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAIVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 170, on the Plan of Towne Village of the Country, Section Two, of record in Plat Book 5200, Page 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Emmanuel Ifeanyl Chokuba by Warranty Deed from Christopher R. Capitani dated March 4th 2016 and recorded March 11th 2016 in Instrument No. 20160311-0023558 in said Register's Office, Davidson County, Tennessee.

Chineme Amadi- Chokuba, spouse of Emmanuel Ifeanyl Chokuba, joins in the execution of this Instrument for the purpose of relinquishing all rights, title and interest, marital or otherwise, in and to subject property.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 3329 Towne Ridge Drive, 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 30th day of March, 2018.

Emmanuel Ifeanyi Chokuba

Chineme Amadi- Chokuba

STATE OF TENNESSEE
COUNTY OF Daivdson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Emmanuel Ifeanyi Chokuba and Chineme Amadi- Chokuba, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM B. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212