Bill Garrett Davidson County
Batch# 76239 DEEDWARR
04/04/2018 11:45:36 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20180404-0031611

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17156

Send Tax Bills To:
United Wholesale Mortgage
PO Box 202028
Florence, SC 29502

New Owner is:
Kwabena and Daisy Aboagye
2008 Leatherbury Court
Antioch, TN 37013

MAP: 150-12-0A-033.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christi Ann Poston**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kwabena Aboagye and Daisy Aboagye**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 2008 Leatherbury Court, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 708 on the plan of Phase IV, Somerset, as shown by plat appearing of record in Plat Book 7900, Pages 978 and 979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Christi Ann Poston, by Quitclaim Deed from Carl Leslie Poston, dated 6/27/06 and recorded 8/16/06 in Instrument No. 20060816-0100664; and being the same property previously conveyed to Carl Leslie Poston and Christi Ann Poston, by Warranty Deed from Beazer Homes Corporation, dba Phillips Builders, Inc., dated 8/30/96 and recorded 9/18/96 in Book 10194, Page 923, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of March, 2018.

GRANTOR:

Christi Ann Poston

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christi Ann Poston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of March, 2018.

James H Buckner
Notary Public

My Commission Expires: 1.25.2021

JAMES H. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Hamilton)

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

SWORN TO and subscribed before me this 28 day of March, 2018.

James H Buckner
NOTARY PUBLIC
My commission expires: 1.25.2021

JAMES H. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY