WARRANTY DEED

Bill Garrett Davidson County
Batch# 96040 DEEDWARR
05/23/2018 01:48:50 PM 2 pgs
Fees: $13.00 Taxes: $653.42

20180523-0049480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,600.00.

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/
(AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0357

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Suan Cin Pau	Suan Cin Pau	#16207018400
(NAME)	(NAME)	
133 Tusculum Road	133 Tusculum Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Six Thousand Six Hundred And No/100 Dollars ($176,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FELICIA BOAKYE, UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUAN CIN PAU AND GO N. DON, A MARRIED COUPLE,
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. 20 on the Plan of Subdivision for Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot No. 20 being a corner lot fronts 61.07 feet along the easterly margin of Ocala Drive and 85.94 feet along the southerly margin of Tusculum Road, said frontages being joined by a curve measure 39.27 feet and extends back 115.0 feet along the southerly line and 99.93 feet on the easterly line to the point of intersection, being the southwest corner of said lot.

Being the same property conveyed to Felicia Boakye, unmarried, by Quitclaim Deed from Enock Opoku Agyeman, unmarried, of record in Instrument 20030312-0033528, said Register's Office, dated February 28, 2003. See also prior deed of record in Instrument 20000127-008776, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6243, Page 80, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 39, said Register's Office.

Power of Attorney of record in Instrument 20180523-0049479, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 133 Tusculum Road, 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.

Witness our hands this 21st day of May, 2018.

Felicia Boakye By: [signature] Attorney In Fact

Felicia Boakye by Kwabena Addison-Amponsah, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kwabena Addison-Amponsah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Felicia Boakye, as his./her Attorney-in-Fact, as the free act and deed of the within named Felicia Boakye.

Witness my hand and official seal this 05/21/2018.

My Commission Expires: 5/5/20

[signature]
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.