Bill Garrett Davidson County
Batch# 96356 DEEDWARR
05/24/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180524-0049915

ADDRESS NEW OWNER: George Filaps
Engy Tenios
4008 Shadowbrook Trail
Antioch, TN 37013

SEND TAX BILL TO: BBMC Mortgage A Division of Bridgeview Bank Group
100 W. 22nd Street, #101
Lombard, IL 60148

MAP-PARCEL NOS. 164-13-A 52.00

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Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edward Emesibe and Claire Emesibe, tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **George Filaps and Engy Tenios, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of TREEHAVEN, PHASE THREE, as shown on plat of record in Instrument No. 20040913-0110149, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Edward Emesibe and wife, Claire Emesibe, from Capitol Homes, Inc., a Tennessee corporation, by Warranty Deed recorded on May 12, 2006, in Instrument No. 20060512-0056254, Register's Office for Davidson County, Tennessee. Edward Emesibe and Claire Emesibe have since divorced each other and are tenants in common.

Both Grantors warrant that the subject property has not been used by either of them as their residence since they haev divorced each other.

This is property with a common address of 4008 Shadowbrook Trail, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 11588, Page 484; Book 11669, Page 376; Instrument No. 20010504-0046260; and Instrument No. 20030527-0071168, said Register's Office.(4) Stormwater Detention Agreement in Instrument No. 20031028-0158502, said Register's Office.(5) Bankruptcy Discharge in Instrument No. 20160606-0056910, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of May 2018.

Edward Emesibe

Claire Emesibe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edward Emesibe and Claire Emesibe, tenants in common,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of May 2018.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn before me this 21st day of May 2018.

Notary Public
My Commission Expires: 11-08-2021

File No. 1805K126

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY