WARRANTY DEED

Bill Garrett Davidson County
Batch# 124488 DEEDWARR
08/03/2018 12:06:15 PM 3 pgs
Fees: $18.00 Taxes: $987.90

20180803-0076426

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdul Fofanah Safinatu Fofanah	New Owner	164070A087000CO
(NAME)	(NAME)	
160 Grovedale Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Chinenye O. Emuwa and Ada Emuwa, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abdul Fofanah and Safinatu Fofanah,** husband and wife, 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:

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

Being Lot No. 295, on the plan of Final Plat, Section One, Harvest Grove, as the same appears of record in Instrument No. 20060726-0090037, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Chinenye O. Emuwa, married, from Greenvale Construction, LLC by Warranty Deed of record in Instrument No. 20080605-0057760, Register's Office for Davidson County, Tennessee.

Ada Emuwa joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 160 Grovedale Trace, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2345

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 1 day of August, 2018.

Chinenye O. Emuwa

SEE ATTACHED

Ada Emuwa

State of PA
County of LANCASTER

Personally appeared before me Chinenye O. Emuwa, 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 1 day of August, 2018.

Notary Public Brandon Boyer
My Commission Expires: August 02, 2021

Commonwealth of Pennsylvania
NOTARIAL SEAL
Brandon M Boyer, Notary Public
East Hempfield Township, Lancaster County
My Commission Expires August 02, 2021

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

WITNESS my hand and seal this ____ day of August, 2018

Notary Public

My Commission Expires:

File No.: 13250

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 1st day of August, 2018.

SEE ATTACHED

Chinenye O. Emuwa

Ada Emuwa

State of Tennessee
County of Williamson

Personally appeared before me Chinenye O. Emuwa, 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 ____ day of August, 2018.

Notary Public _____
My Commission Expires: _____

STATE OF PA , COUNTY OF YORK

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

WITNESS my hand and seal this 1st day of August, 2018

Notary Public Joyce E Hagerman

My Commission Expires: August 31, 2019

File No.: 13250

Commonwealth of Pennsylvania

NOTARIAL SEAL
Joyce E Hagerman, Notary Public
York City, York County
My Commission Expires August 31, 2019