THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 180616855

Bill Garrett Davidson County
Batch# 124521 **DEEDWARR**
08/03/2018 01:47:16 PM 2 pgs
Fees: $13.00 Taxes: $664.15

20180803-0076470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $179,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph E Ikhalia 1212 Curran Court Antioch TN 37013	New Owner	Tax Parcel ID No. 150-09-0A-127.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecilia Ehimua, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph E Ikhalia, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cecilia Ehimua by Warranty deed from Tricia Prather and John Prather, husband and wife of record in Instrument No. 20030912-0134243 Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on September 12, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Declaration of Annexation of Section VIII of record in Book 7522, Page 905, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Storm Water Detention Agreement of record in Book 7414, Page 319, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed as to Open Space of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, in the Register's Office for Davidson County, Tennessee.

Gas Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Instrument Number 20020911-0110966, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1212 Curran Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

Cecilia Ehimua

Cecilia Ehimua

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecilia Ehimua, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022