WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148491 DEEDWARR
10/03/2018 10:37:15 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20181003-0098108

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of September, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-21

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles Onwu and Renee Onwu	NEW OWNER	32 9 B 44 CO
(NAME)	(NAME)	
4612 Indian Summer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182449

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michael Hiser and Janea Hiser, husband and wife, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Charles Onwu and Renee Onwu, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 192 on the Plan of Quail Ridge, Phase Three, Section Seven, of record in Instrument 20070418-0046363, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Michael Hiser and Janea Hiser, husband and wife, by Special Warranty Deed from The Bank of New York Mellon Trust Company dated January 17, 2013 and filed of record in Instrument 201301280008647, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6969, page 70, Book 8163, page 781, Book 10831, page 201, Book 11688, page 872, and Instrument 200509200113100, and the By-Laws appended thereto, of record in Instrument 200509200113102, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4612 Indian Summer Drive, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of September, 2018

Michael Hiser

Janea Hiser

STATE OF Alabama)
County OF Madison)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Hiser and Janea Hiser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of September, 2018.

Notary Public
My Commission Expires: 10-22-19

RHONDA RICE
Notary Public
Alabama State at Large