Karen Y Johnson Davidson County
Batch# 149735 DEEDWARR
10/08/2018 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20181008-0099445

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 5th day of October, A.D., 2018, by and between

Gwannette M. Claybrook An unmarried person

First Parties, and

Adamsu Emiru, single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING Lot No. 38, on the Plan of Heritage Meadows, Phase Two, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gwannette M. Claybrook by Quitclaim Deed dated October 20, 2006 from Anna Hudson, in Instrument Number 20061020-0130248, in the Official Records of Davidson County, Tennessee.

OWNER:
Adamsu Emiru
1605 Pakenhams Retreat
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Same

MAP-Parcel:
075-11-0A-055.00-CO

CLT #

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Gwannette M. Claybrook x _____

Gwannette M. Claybrook

✓STATE OF Texas

✓COUNTY OF Harris

Personally appeared before me, Gwannette M. Claybrook An unmarried person, with whom I am personally acquainted, or 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, at office, this 13th day of September, 20 18.

Stephanie Elaine Lewis

Notary Public

My Commission Expires: ✓ 5/29/2020

STEPHANIE ELAINE LEWIS
Notary ID # 12096171
My Commission Expires
May 29, 2020

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 325,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 5th day of October, 2018.

Signature of Notary Public

Notary Seal

Elizabeth J. Barnes
Printed Name of Notary

1-26-19
Commission Expiration

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

