WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152787 **DEEDWARR**
10/19/2018 02:06:39 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20181019-0103977

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~ $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melad Ibram	new owner	150-06-0A-027.00-C
(NAME)	(NAME)	
4305 Ayers Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Victor Goodwin Opoku and Abenaa Achiaa Opoku**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melad Ibram, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, Register"s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

corrected in Inst. No. 20101109-0089918

Being the same property conveyed to Victor Goodwin Opoku and Abena Achiaa Opoku, husband and wife by Special Warranty Deed dated 02/24/2012 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 201202270016492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters as set forth per Plat at Instrument 201009240076273, and corrected at Instrument 201011090089918, said Register's Office (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200909290090300, as amended of record in Instrument 200912160114551, said Register's Office (3) Right of Way Agreement Easement of record in Book 2242, Page 251, said Register's Office (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 5300, Page 903, said Register's Office (5) Agreement for Dedication of Easement for Sanitary Sewer and/ or Storm Drainage, Water Main and Appurtenances Easement of record in Book 6186, Page 235, said Register's Office (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7170, Page 775, said Register's Office (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7170, Page 778, said Register's Office (8) Permanent Drainage Easement of record in Book 8493, Page 687, said Register's Office (9) Permanent Drainage Easement of record in Book 8493, Page 701, said Register's Office (10) Permanent Drainage Easement of record in Book 8493, Page 704, said Register's Office (11) Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes Easement of record in Book 8657, Page 543, said Register's Office (12) Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes Easement of record in Book 8657, Page 592, said Register's Office (13) Stormwater

Detention Agreement Easement of record in Instrument 200704230047709, said Register's Office (14) All matters including but not limited to an Easement of record in Instrument 200909100084797, said Register's Office and (15) Quitclaim Deed to the Homeowner's Association of record in Instrument 201003050017338, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4305 Ayers Dr., Antioch, TN 37013
(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 18th day of October, 2018.

Victor Goodwin Opoku

Abenaa Achiaa Opoku

State of Tennessee
County of Rutherford

Personally appeared before me Victor Goodwin Opoku and Abenaa Achiaa Opoku, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2018.

Notary Public Megan Trussell
My Commission Expires: 11-20-2021

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-18-4305