Karen Y Johnson Davidson County
Batch# 177149 DEEDWARR
12/21/2018 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20181221-0124404

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of December 2018.

Meaghan G. Spruill
Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jose Leobardo Torres	Bank of England	150 05 0A 001.00 CO
(NAME)	(NAME)	
2907 Anderson Rd.	PO Box 3490	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Little Rock, AR 72203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Ndidi E. Uruegbe, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose Leobardo Torres and Maina Maricela Torres, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, being a portion of Lot No. 354 on the Plan of Forest View Park (erroneously referenced in prior deed as Forrest View Park), Section 2, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee as depicted on Exhibit "C", as established by the Master Deed for 2905 Anderson Road Condominiums of record in Instrument No. 20030133-0005152, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Asa Hardin and wife, Alice Hardin by Warranty Deed from Gary Nelson, Sr. and Gary Nelson, Jr. dated October 19, 2005 and recorded October 21, 2005 as Instrument No. 20051021-0127259, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ndidi E. Uruegbe, a single woman by Warranty Deed from Asa Hardin and wife, Alice Hardin dated June 20, 2018 and recorded June 28, 2018 as Instrument No. 20180628-0062392, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-189108BSO

unimproved ☐

This is improved ☒ property, known as 2907 Anderson Rd., Nashville, TN 37217

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 our hands this 14 day of December 2018

Ndidi E. Uruegbe

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ndidi E. Uruegbe, a single woman, the 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 and official seal, this the 14th of December, 2018.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MFR-189108BSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

