Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1418

Karen Y Johnson Davidson County
Batch# 177983 DEEDWARR
12/26/2018 02:04:48 PM 2 pgs
Fees: $13.00 Taxes: $1,220.08
20181226-0125249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mfonabasi C. Ubaha, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alpha Omega Hopkins,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Soldier's Rest Subdivision of record in Instrument Number 20170213-0015022, 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 Mfonabasi C. Ubaha, an unmarried man by deed from Stillwater Construction and Development, LLC, dated May 30, 2018, of record in Instrument No. 20180601-0052362, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stillwater Construction and Development, LLC by warranty deed from Majestic Builders, Inc. of record in Instrument No. 20160321-0026622 Register's Office for Davidson County, Tennessee, dated 03/14/2016 and recorded on 03/21/2016.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1203 Donelson Avenue, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of December, 2018.

Mfonabasi C. Ubaha by Jackson W. Bond, His Attorney in fact
Mfonabasi C. Ubaha by Jackson W. Bond,
His Attorney in fact

State of Tennessee)
County of Davidson)

On this the 21st day of December, 2018 before me personally appeared Jackson W. Bond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mfonabasi C. Ubaha, acknowledged that such person executed the same as the free act and deed of Mfonabasi C. Ubaha.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 329,750.00.

Affiant

Sworn and subscribed before me on this the 21st day of December, 2018.

Notary Public

My Commission Expires: 7/6/20

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

NEW OWNER:
Alpha Omega Hopkins
1203 Donelson Avenue
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
044-15-0C-002.00