Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $322,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of December, 2018.

NOTARY PUBLIC

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Y Johnson Davidson County
Batch# 179111 **DEEDWARR**
12/31/2018 10:36:46 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40

20181231-0126339

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andy S. Obot	NEW OWNER	086040B11600CO
(NAME)	(NAME)	
925 Wonderland Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $322,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Hsiang-Yeh Ho and Jeffrey W. Roberts, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andy S. Obot, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 87, PLAN OF SECTION FOUR, SUNSET OAKS, as shown on plat of record in Plat Book 9700, Page 569, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hsianh-Yeh Ho by deed from Taylor Fife and wife, Hava Fife, of record in Instrument No. 20120706-0059464, said Register's Office.

The said Jeffrey W. Roberts joins in this conveyance to convey any marital interest he has in said property.

This property is __unimproved _X_improved property known as: 925 Wonderland Pass, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of December, 2018.

Hsiang-Yeh Ho

Jeffrey W. Roberts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hsiang-Yeh Ho and Jeffrey W. Roberts, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2018.

Notary Public
My Commission Expires: 5-20-21

JESSICA SPARNELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122