WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Pra'Thea Obiogbolu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pra'Thea Latrice Obiogbolu	Pra'Thea Latrice Obiogbolu	136150C00700CO
(NAME)	(NAME)	
3422 Old Anderson Road	3422 Old Anderson Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Timothy Warren Morris, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pra'Thea Latrice Obiogbolu and Onochie Obiogbolu, wife and husband,** hereinafter called the GRANTEES, their heirs and 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 Unit No. 7 on the Plan of Condominium Plat, Camden Court Townhomes, of record in Plat Instrument No. 20010205-0010878, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicholas Bosley, unmarried, by deed from Kevin Williams, Unmarried, of record in instrument No. 20150818-0083278, Register's Office for Davidson County, Tennessee. Nicholas Bosley has since married. Celeste Frances Bosley joins in executing this deed to convey any marital interest she may have in said property.

Being the same property conveyed to Timothy Warren Morris by Warranty Deed dated 09/01/2017 from Nicholas Bosley, married, of record in Official Records Instrument No. 20170905-0091140, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 3422 Old Anderson Rd., 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 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.

Karen Y Johnson Davidson County
Batch# 182085 DEEDWARR
01/09/2019 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20190109-0002367

Witness my/our hands this 28th day of December, 2018.

Timothy Warren Morris

State of Tennessee
County of Williamson

Personally appeared before me Timothy Warren Morris, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

File No.: 18-9311

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

