STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-4477

Karen Johnson Davidson County
Batch# 207499 DEEDWARR
03/19/2019 10:24:57 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25
20190319-0024831

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kwame M. Bonsu and Jannet Sowei Murray (NAME)	CrossCountry Mortgage, Inc. (NAME)	180-03-0A-069.00-C
6957 Stone Run Dr. (STREET ADDRESS)	6850 Miller Road (STREET ADDRESS)	
Nashville, TN. 37211 (CITY) (STATE) (ZIP)	Brecksville, OH 44141 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles E. Orser Jr. and Janice L. Orser, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kwame M. Bonsu and Jannet Sowei Murray, husband and wife**, 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 Lot No. 126 on the Plan of Section 2A, Stone Creek Park, of record in Plat Book 9700, Page 669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Charles E. Orser Jr. and Janice L. Orser, husband and wife by Deed dated May 2, 2014, recorded May 6, 2014, in Instrument Number 20140506-0038536, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 669, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Book 10324, Page 358, Register's Office for said County.
3. Common Area conveyed to Homeowners Association of record in Instrument 20040719-0085622, Register's Office for said County.
4. Easement Agreement of record in Book 10716, Page 596, Register's Office for said County.
5. Restrictions as recorded in Book 10324, Page 365; Book 10953, Page 804; Instrument 20010719-0076875 and Instrument 20020722-0087705, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6957 Stone Run Drive, Nashville, TN 37211.

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. Whenever 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 my/our hand(s) this 14th CEO JWC JLO day of March, 2019.

x Charles E. Orser Jr.
Charles E. Orser Jr.

x Janice L. Orser
Janice L. Orser

JWC CEO JLO

STATE Province OF ONTARIO JWC CEO JLO
COUNTY OF Middlesex JWC CEO JLO

On this 14th JWC CEO JLO day of March, 2019, before me personally appeared Charles E. Orser Jr. and Janice L. Orser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th JWC CEO JLO day of March, 2019.

Notary Signature
My commission expires: Lifetime

NOTARIZED BY ME
JOHN WALTER COOPER AT
LONDON, ONTARIO THIS 14 DAY
OF MARCH 2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066