Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
1378

Prepared by:
Realty Title Smyrna
599 Sam Ridley Pkwy., W., Ste. 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Edobor 4/29/19
Affiant

Subscribed and sworn to before me, this 29th day of April, 2019.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 227847 DEEDWARR
05/09/2019 11:57:03 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20190509-0043649

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

04-1902-57155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Peter Edobor	Peter Edobor	164-12-0-A-043.00
3413 Snowglade Gap	3413 Snowglade Gap	CO
Antioch TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Baraette Murphy, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peter Edobor and Blessing Edobor, husband and wife**, hereinafter called the Grantees, their successors 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. 43, on the Plan of Weatherstone "A Planned Unit Development", of record in Instrument No. 20020926-0117440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Baraette Murphy, an unmarried woman by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated June 9, 2010 and recorded July 26, 2010, of record in Instrument No. 20100726-0058118 Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3413 Snowglade Gap, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of April, 2019.

Baraette Murphy

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Baraette Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, TN, this 29th day of April, 2019.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20