WARRANTY DEED

File No. 2019-32

Karen Johnson Davidson County
Batch# 230178 **DEEDWARR**
05/15/2019 12:12:26 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190515-0045801

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/26/22 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmanuela Akogu and Emmanuel Akogu	Quicken Loans, Inc.	15110 A 262.00
7359 Ole Nottingham Drive	P.O. Box 6577	Acct. # 151100A26200CO
Antioch, TN. 37013-8105	Carol Stream, IL. 60197	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **KWAME M. BONSU** has this day bargained and sold and does hereby transfer and convey unto, **EMMANUELA AKOGU AND EMMANUEL AKOGU, WIFE AND HUSBAND,** their heirs and assigns, forever, that 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. 110 on the Plan of Phase 3, Villages of Long Hunter P.U.D. of record in Instrument No. 20030707-0093205, Register's Office for said county to which reference is hereby made for a more complete description.

Being the same property conveyed to Kwame M. Bonsu, by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20040527-0062776, Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on May 27, 2004. Said Jennet Sowei Murray, spouse of Kwame M. Bonsu, hereby joins in the conveyance to convey any and all rights, title, claim or interest she may have in the said property, marital or otherwise,

This conveyance is made subject to: All matters as set forth in Plat of record in Instrument No. 20030707-0093205, Homeowners Association Charter of record in Instrument No. 20010531-0056381; Common area conveyance to the Homeowners Association of record in Instrument No. 20020531-0056383; Storm Water Detention Agreements of record in Instrument No. 20020912-0111084 and 20021009-0123120; Water Main Easements of record in Book 8197, page 288, Book 8353, page 94; Transmission Line Easements of record in Book 2338, page 466; TVA Easements of record in Book 4446, page 423 and Book 4535, page 351; Sewer/Storm Drainage Easement of record in Instrument Nos. 200000906-0088271, 20000906-0088272 and 200001030-0107415; Utility Easement of record in Book 1115, page 302 and Book 1101, page 457; Restrictive covenants of record in Instrument No. 20010531-0056382 and Instrument No. 20031000-016945, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 7359 Ole Nottingham Drive, 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 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.

Witness our hands this 26th day of April 2019.

Kwame M. Bonsu

Jennet Sowei Murray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, **Kwame M. Bonsu and Jennet Sowei Murray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April, **2019.**

My Commission Expires: 3/26/22

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

AFTER RECORDING RETURN TO:

AMERICAN TITLE AND ESCROW, LLC
352 W. NORTHFIELD BLVD., SUITE K
MURFREESBORO, TN. 37129
(615)956-6466