Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

W-BR-19-1108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2019.

Kimberly Beard
Notary Public

MY COMMISSION EXPIRES: 7-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theo Egbujor	New Owner	
(NAME)	(NAME)	
1108 Elkader Court South		**150-03-0-371.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA H. REECE AND HUSBAND, GREGGORY ALLEN REECE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEO EGBUJOR, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 425 on the Plan of Section Nine, The Country of record in Plat Book 6900, Page 285 and 286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura H. Reece and husband, Greggory Allen Reece by Warranty Deed from Connie D. Hart of record in Instrument No. 20070419-0046880 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on April 19, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 285 and 286, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7402, Page 977 and Book 7404, Page 292, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 8377, Page 799 and Book 8377, Page 803, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1108 Elkader Court South, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 Johnson Davidson County
Batch# 313887 **DEEDWARR**
11/12/2019 07:53:34 AM 2 pgs
Fees: $13.00 Taxes: $863.21

20191112-0115940

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2019.

Laura H. Reece

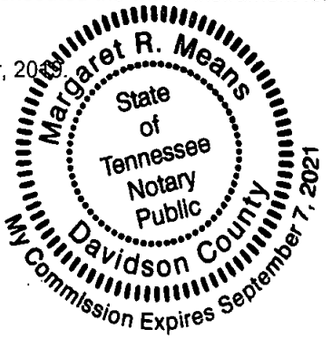
Greggory Allen Reece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA H. REECE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

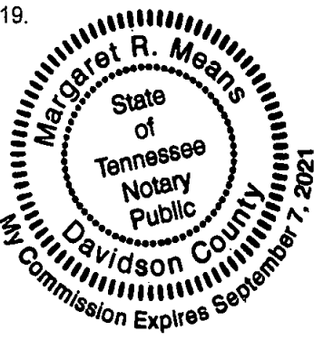


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGGORY ALLEN REECE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212