STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 484992 DEEDWARR
09/29/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200929-0111786

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
File No. G20-10064

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Xavier Akakpo and Amelevi Follivi (NAME)	Broker Solutions. Inc. New American Funding (NAME)	149-03-0A-043.00-C
3228 Clapham Road (STREET ADDRESS)	14511 Myford Road, Ste 100 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tustin, CA 92780 (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, **Timmy W. Bell and wife, Tonya L. Bell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xavier Akakpo and Amelevi Follivi*** 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:

*, husband and wife

Being Lot Number 82, on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timmy W. Bell and wife, Tonya L. Bell by Deed dated September 16, 1995, recorded September 20, 1995, in Book 9800, Page 198, in the Register's Office 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 7900, Page 704, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowner Association of record in Book 8813, Page 192, Register's Office for said County.
3. Common Area conveyed to Homeowners Association of record in Book 8838, Page 542 and Book 9991, Page 914, Register's Office for said County.
4. Restrictions as recorded in Book 8082, Page 329; Book 8083, Page 386; Book 8572, Page 27; Book 8842, Page 434; Book 9492, Page 747; Book 9503, Page 493; Book 9764, Page 334; Book 9772, Page 887; Book 9858, Page 386; Book 9988, Page 743; and Book 10117, Page 532, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 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 3228 Clapham Road, 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. 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 10th day of September, 2020.

X _____
Timmy W. Bell

X _____
Tonya L. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2020, before me personally appeared Timmy W. Bell and Tonya L. Bell, 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's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY