Realty Title 484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00 JA

JAMES ADEWOYE
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2000.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/21/2001

(AFFIX SEAL)

Instr:200006300065149 Page: 1 OF 2
REC'D FOR REC 06/30/2000 11:13:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $554.63

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	JA SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Adewoye	Indymac Mortgage Holdings, Inc.	MAP 150-14-A
(NAME) 4113 Pleasant Colony Drive	(NAME) 155 North Lake Avenue	PARCEL 98
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pasadena, CA 91103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Nathaniel A. Leeper and LaTonya Leeper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Adewoye and Wife, Beatrice Adewoye**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 715 on the Plan of Calumet-Phase Seven of record in Plat Book 9700, Page 628 amending the P.U.D. Boundary Plat of Calumet of record in Plat Book 6900, Page 649, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nathaniel A. Leeper, married by Warranty Deed from James T. McLean, Sr. of record in Book 11327, Page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The said LaTonya Leeper joins in this conveyance for the purposes of waiving and conveying any and all interest she may have in said property including but not limited to her marital interest.

unimproved ☐

This is improved ☒ property, known as 4113 Pleasant Colony Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th day of June, 2000.

Nathaniel A. Leeper by Megan Hargis, Atty in fact
Nathaniel A. Leeper

LaTonya Leeper by Megan Hargis, Atty in fact
LaTonya Leeper

STATE OF Tennessee
COUNTY OF Williamson

On this the 27th day of June, 2000, before me personally appeared Megan Aregis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nathaniel A. Leeper and LaTonya Leeper, and who acknowledged that she executed the same as the free act and deed of the said Nathaniel A. Leeper and LaTonya Leeper by virtue of that Power of Attorney, duly executed by the said Nathaniel A. Leeper and LaTonya Leeper and appearing of record in Instrument being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 2000.

My Commission Expires: _____

Tracy Love
Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
May 26, 2002

File Number200004113
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027