# WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/9/2001.

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**~~THIS~~ INSTRUMENT ~~WAS~~ PREPARED BY**
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Oluwafemi O. Famuyiwa | SAME | 149-4-81.00 |
| (NAME) | (NAME) | |
| 2630 Edge O Lake | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | SAME | |
| (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, **Landon C. Onyebueke married,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oluwafemi O. Famuyiwa, single**, 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:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Edge O Lake Estates, Section Six as of record in Book 3700, page 15 and 16, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landon C. Onyebueke, married by Deed from Jon P. Digby, unmarried dated 7/7/94, recorded 7/8/94 in Book 9402, page 894, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2630 Edge O Lake, Nashville, TN 37217

(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 our/my hands this 4/9/2001.

Davidson County DEEDWARR
Recvd: 04/24/01 15:25 1pgs
Fees:11.00 Taxes:432.90
20010424-0040699

Landon C. Onyebueke

Grace Onyebueke

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Landon C. Onyebueke married and wife Grace Onyebueke and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 4/9/2001.

Commission expires:
5/20/02

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public