WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 11:26 2pgs
Fees:13.00 Taxes:580.90

20011009-0109866

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2001.

/ Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

DELAINA B. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix D. Adetunji	Wilson Bank & Trust	Map 97
(NAME)	(NAME)	
6004 Port Andarko Trail	623 West Main Street	Group 4
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	Parcel 33
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jane M. Bryan a/k/a Jane G. McClain**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felix D. Adetunji, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 75 on the Plan of Lake Park, Section One, as shown of record in Plat Book 4175, Page 135, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Affidavit of Heirship in Book 10378, Page 164, and by Will Book 207, Page 296 and by Warranty Deed in Book 4575, Page 339, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 4175, Page 135, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4429, Page 577, and Book 4516, Page 751, Register's Office of Davidson County, Tennessee.

Subject to easement in favor of First Suburban Water District as shown of record in Book 4914, Page 466, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 4669, Page 746, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 6004 Port Anadarko Trail, Hermitage, TN 37076
(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 4th day of October, 2001.

Jane M. Bryan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jane M. Bryan , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of October, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

