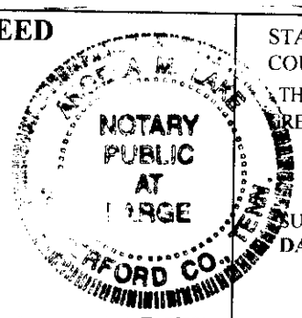
Box 1

WARRANTY DEED



My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$83,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2002

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 1-25-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susannah Ogunwo	Owner	**087-09-012.00**
(NAME)	(NAME)	
2570 Murfreesboro Road C-10		
(ADDRESS)	(ADDRESS)	
Nashville, TN 27217	,	
(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, **Dustin R. Short and wife Lisa M. Short**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susannah Ogunwo and Christiana Abiona and Abiodun Abiona**, 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. 107 on the Plan of Section 8, Valley Grove, of record in Book 5200, Page 606, Register' s Office for Said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin R. Short and wife, Lisa M. Short by deed of record in Book 10210, Page 529, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lisa M. Short by Sabrina Hudgens as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020403 0040421, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4341-4343 Valley Grove Drive, 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.

Davidson County DEEDWARR
Recvd: 04/03/02 11:27 2pgs
Fees:13.00 Taxes:307.10



20020403-0040421

WITNESS my hand this 29th day of March, 2002.

Dustin R. Short

Lisa M. Short by attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dustin R. Short**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 29th day of March, 2002.

Notary Public

My Commission expires: ~~09/17/05~~ 06/21/05

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES: JUNE 21, 2005

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Sabrina Hudgens, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Lisa M. Short and that she is authorized by Lisa M. Short to execute this instrument on her behalf.

Witness my hand at office on this 29th day of March, 2002.

Notary Public

My Commission expires: ~~9/17/05~~ 06/21/05

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES: JUNE 21, 2005