WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Veronica E. Ulmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2002.

Lynda K. Legg
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/26/02 10:37 2pgs
Fees:13.00 Taxes:159.10

20020926-0117293

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Ruby III	Ralph Ruby III	91 12
(NAME) 6028 Deal Ave	(NAME) 5025 Traceway Dr.	Group 09-0-A
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37221	
(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, Sony Ajayi and Pat O. Ajayi, [redacted] married, as Joint Tenants with the Right of Survivorship , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Ruby III* Shawna Ruby* , 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:

formerly Pat O. Aidomian

Being Unit No. 12 on the Plan of Deal Avenue Planned Unit Development, as of record in Plat Book 6200, Page 354, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sony Ajayi and Pat O. Ajayi, both unmarried, as Joint Tenants with the Right of Survivorship by deed from Tony G. Newton, and wife Tammi L. Newton of record in Deed Book 7576, page 39, Register's Office for said County.

Subject to Liens of record in Book 9521, Page 579; Book 9844, Page 731; Book 10227, Page 713 and Instrument No. 20020618-0073635, Register's Office for said County.

By-Laws in Book 6714, Page 408, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6714, Page 400 and Book 6714, Page 408, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6676, Page 41, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6200, Page 354, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 6028 Deal Ave., Nashville, TN 37209

(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 19th day of September, 2002.

Sony Ajayi by Rebecca Hudson Attorney in fact
Sony Ajayi

Pat O. Ajayi by Rebecca Hudson, Attorney in fact
Pat O. Ajayi

STATE OF Tennessee
COUNTY OF Davidson

On this the 9/19/2002, before me personally appeared Rebecca Hudson, 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 Sony Ajayi and Pat O. Ajayi, both unmarried, as Joint Tenants with the Right of Survivorship, and who acknowledged that they executed the same as the free act and deed of the said Sony Ajayi and Pat O. Ajayi, both unmarried, as Joint Tenants with the Right of Survivorship by virtue of that Power of Attorney, duly executed by the said Rebecca Hudson and appearing of record in Book 20020924 page 0117292 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hendersonville, this 09/23/02

My Commission Expires: _____

Notary Public

LINDA L. KING
NOTARY PUBLIC
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES JUNE 30, 2003

File Number2208558

RETURN TO:

Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075