File Box 64
Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/03 11:28 2pgs
Fees:13.00 Taxes:584.60
20030513-0064100

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Adetunji	Taylor Bean & Whitaker Mortgage Corp.	149-15-A/55.00
(NAME)	(NAME)	
409 Edencrest Ct.	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ocala, FL 34475	
(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,

Karen Osayamwen, a married woman

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Felix Adetunji

, 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. 48 on the Plan of Section Two, Cambridge Forest, of record in Book 9700, page 672 & 673, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karen N. Osayamwen, married, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, Inc. dated June 28, 1999 and filed for record in Book 11549, Page 421, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 409 Endencrest Court, 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 9th day of May, 2003.

Karen Osayamwen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 5/9/2003, before me personally appeared Karen Osayamwen to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of May, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

