WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Williams	Linda Williams	162-10-225
(NAME)	(NAME)	
5409 Ashlawn Drive	5409 Ashlawn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/17/03 15:22 2pgs
Fees:13.00 Taxes:371.85

20030617-0083560

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, Wanda T. Onadeko and husband, Olubunmi B. Onadeko, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA WILLIAMS, UNMARRIED, 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. 99 on the Plan of Hickory View Section Four of record in Plat Book 6900, Page 373, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Travelers Bank & Trust, FSB by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, dated December 20,2000 and recorded December 27, 2000as in Instrument No. 20001227-0126386 and being further conveyed to Wanda T. Onadeko, by deed of record in Instrument No.20010309-0022835, Register's Office for Davidson County, Tennessee.

Wanda T. Onadeko, a married woman, being one and the same as Wanda T. Jones.

This instrument is executed on behalf of Olubunmi B. Onadeko, Jr by Wanda T. Onadeko as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030617-0083559 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 5409 Ashlawn Drive, Nashville, TN 37211
(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 10th day of June, 2003.

Wanda T. Onadeko

Olubunmi B. Onadeko, Jr.
By Wanda Onadeko Attorney-in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda T. Onadeko with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June 2003.

Commission expires: May 28,2006

Beth Triplett Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this the 10th day of June, 2003, before me personally appeared Wanda T. Onadeko, the person who executed the foregoing instrument on behalf of Olubunmi B. Onadeko, Jr. and who acknowledged that he executed the same as the free act and deed of the said Olubunmi B. Onadeko, Jr, through Power of Attorney granted her by the said Olubunmi B. Onadeko, Jr .

Witness my hand and official seal at Nashville, Tennessee this 10th day of June, 2003.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006