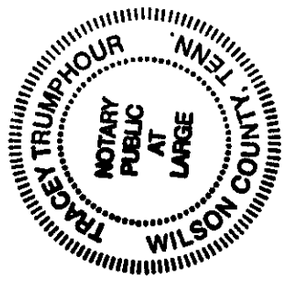
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/24/03 15:58 2pgs
Fees:13.00 Taxes:303.40

20030624-0086976

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Elsbury	Michael Elsbury	Map 87
(NAME)	(NAME)	Group 09-0
2821 Blue Brick Dr.	Same	
(ADDRESS)	(ADDRESS)	Parcel 12
Nashville, TN. 37214		
(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, Susannah Ogunwo and husband Adewale Ogunwo and Christian Abiona and Husband, Abiodun Abiona , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Elsbury and wife Shelley Elsbury , 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:

Being Lot No. 107 on the Plan of VALLEY GROVE, Section 8, as of record in Plat Book 5200, Page 606, 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 Susannah Ogunwo and Christian Abiona and Husband, Abiodun Abiona by deed from Dustin R. Short and wife Lisa M Short of record in Instrument Number 20020403-00404021, Register's Office for said County.

The said Susannah Ogunwo is joined in this conveyance by her husband Adewale Ogunwo to convey any interest he may have in said property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6139, page 443, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4341 Valley Grove, 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 23rd day of June, 2003.

By Nancy Liker

Abiodun Abiona attorney in fact

Abiodun Abiona

By Nancy Liker

Adewale Ogunwo attorney in fact

Adewale Ogunwo

By Nancy Liker

Susannah Ogunwo attorney in fact

Susannah Ogunwo

By Nancy Liker

Christian Abiona attorney in fact

Christian Abiona

STATE OF Tennessee
COUNTY OF Wilson

On this the 23rd day of June, 2003, before me personally appeared Nancy Liker, 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 Susannah Ogunwo and Christian Abiona and Husband, Abiodun Abiona and Adewale Ogunwo, and who acknowledged that she executed the same as the free act and deed of the said Susannah Ogunwo and Christian Abiona and Husband, Abiodun Abiona and Adewale Ogunwo by virtue of that Power of Attorney, duly executed by the said Susannah Ogunwo and Christian Abiona and Husband, Abiodun Abiona and Adewale Ogunwo and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 23rd day of June, 2003.

My Commission Expires: 1-23-06

Tracey Trumphour

Notary

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2306072
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122