File No. 260601165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Natasha Bellrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Lauren M Rickels
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

Lauren M Rickels
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 07/18/06 11:43 2 pgs
Fees:13.00 Taxes:549.45

20060718-0086429

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunday A. Okanlawon	New Owner	141-6-180.00 CO
(NAME)	(NAME)	
3237 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christina R. McDonald, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sunday A. Okanlawon and wife, Francisca B. Okanlawon**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 180 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to CHRISTINA R. MCDONALD, by Quitclaim Deed from GARY N. MCDONALD and SANDRA M. MCDONALD, husband and wife of record as Instrument No. 20050510-0052719, Register's Office for Davidson County, Tennessee.

Map & Parcel #: 141-6-180.00 CO

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved **X** property, known as 3237 Harpeth Springs Drive, Nashville, TN 37221
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 17th day of July, 2006.

Christina McDonald
Christina R. McDonald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CHRISTINA R. MCDONALD**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of July, 2006.

Notary Public

My Commission Expires: 12/27/09

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 260601165

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064