WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/31/06 12:54 2 pgs
Fees:13.00 Taxes:388.13
20060731-0092343

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of July, 2006

Notary Public

My Commission Expires: Aug. 20, 2007 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ELIJAH M. EWEKUNLE	GMAC Mortgage Corporation	150-11
(NAME) 3512 Seasons Drive	(NAME) 100 Witmer Road	214.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Horsham PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WALTER GARLAND AND WIFE, PEPPER GARLAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIJAH M. EWEKUNLE,** _____, hereinafter called the Grantee(s), his 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. 334 on the Plan of Section Four-A, Towne Village of the Country of record in Book 6250, Pages 20 & 21, 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 WALTER GARLAND, UNMARRIED by Deed from DAVID E. GILG AND WIFE, SHAVE GILG of record in Book 9385, Page 195, Register's Office for Davidson County, Tennessee. Subsequently, Walter Garland having married and Walter Garland having conveyed his interest to Watler Garland and Pepper Garland, husband and wife, by deed of record in Instrument No. 20041110-0135553, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6304, Page 985, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3512 Seasons Drive, Antioch, TN, 37013,

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 28th day of July, 2006.

WALTER GARLAND

PEPPER GARLAND

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 **WALTER GARLAND AND WIFE, PEPPER GARLAND**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2006.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public