PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WEST PARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070063

Davidson County DEEDWARR
Recvd: 03/01/07 10:58 2 pgs
Fees:13.00 Taxes:847.30

20070301-0025327

Send Tax Bills To:
New Owner

New Owner is:
Olubunmi Olatunji
4505 Harding Pike , Unit 161
Nashville, TN 37205

MAP: 116-03-0B
PARCEL: 161.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shawn Hackett**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Olubunmi Olatunji, a single man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

A certain Condominium Apartments in Davidson County, Tennessee, being Unit #161, on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn Hackett, a married man, by Warranty Deed from Leeanne Hiter Nichols, of record in Instrument Number 20061020-0130389, Register's Office for Davidson County, Tennessee, date October 2, 2006 and recorded October 20, 2006.

The subject property was never used as the principal residence of the Grantor or his spouse.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SH
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of February, 2007.

GRANTOR:

Shawn Hackett

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shawn Hackett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of February, 2007

E. Mannix
NOTARY PUBLIC

My commission expires:
11-22-10