File No. 270501463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
#133391

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence Quist-Ray	Florence Quist-Ray	173-01 0165.00
(NAME) 537 Cedarmont Dr.	(NAME) 537 Cedarmont Dr.	
(ADDRESS) Anitoch, TN 37013	(ADDRESS) Antioch TN 37013	
(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, I, **Bilikiss O. Adebiyi, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Florence Quist-Ray, ~~Married~~***, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * Unmarried

BEING Lot No. 46, on the Plan of Monte Carlo, Section II-B, as shown by plat of record in Plat Book 5050, Page 99, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bilikiss O. Adebiyi, an unmarried woman, by Warranty Deed from Fairbanks Capital Corp., as servicing agent for DLJ Mortgage Capital, Inc., dated February 10, 2004, and of record in Instrument No. 20040416-0043117, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5050, Page 99, Register's Office of said County

Restrictive Covenants of record in Book 5196, Page 649, Register's Office of said County.

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 ☒ property, known as 537 Cedarmont Dr., Anitoch, TN 37013
(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), HER 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), HER 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.

Davidson County DEEDWARR
Recvd: 06/14/07 14:02 2 pgs
Fees:13.00 Taxes:475.45
20070614-0071411

Witness my/our hands this ~~1st day of June, 2007~~ B.A May 31, 2007.

Bilikiss O. Adebiyi

STATE OF Massachusetts

COUNTY OF Suffolk

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bilikiss O. Adebiyi, an unmarried woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this ~~1st day of June, 2007~~ B.A

Commission expires: May 31, 2007

Notary Public

File Number: 270501463

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

LAUREN ALFORD
Notary Public, Massachusetts
My Commission Expires January 31, 2014

LAUREN ALFORD NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES JANUARY 31, 2014

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED