File No. 270701546

WARRANTY DEED

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,495.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 11.22.08
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/14/07 09:24 2 pgs
Fees:13.00 Taxes:320.03
20070814-0096933

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
Rosemary Kidwell	People's Home Equity, Inc.	135120A03500CO
(NAME) 2071 Nashboro Boulevard	(NAME) 4300 Sidco Drive, Ste. 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37204	
(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 ADEBIYI, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSEMARY KIDWELL, MARRIED** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 2071 on the Plan of Nashboro Village Twelve, of record in Plat Book 4675, Page 121, Register's Office for said County to which reference is hereby made for more complete description.

Being the same property conveyed to Bilikiss Adebiyi by Warranty Deed as shown of record in Instrument No 20031021-0155351, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 4675, Page 121; all in the Register's Office for Davidson County, Tennessee.

Restrictions as of record in Master Deed Book 4827, Page 30, said Register's Office.

Master Deed as of record in Book 4827, Page 30, said Register's Office.

By-Laws as of record in Book 4827, Page 30, said Register's Office.

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 2071 Nashboro Boulevard, Nashville, TN 37217
(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), THEIR 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), 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 hands this 9 day of August, 2007.

Bilikiss Adebiyi

STATE OF Massachusetts

COUNTY OF Nicalesay

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bilikiss Adebiyi 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 9 day of August, 2007.

Commission expires:

Notary Public

File Number: 270701546

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

FRANK J RUSSO, JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 28, 2009

