WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Davidson County DEEDWARR
Recvd: 09/11/07 10:33 2 pgs
Fees:13.00 Taxes:573.50
20070911-0108879

KELLY BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramin Hanai	Ramin Hanai	149150A35200CO
(NAME)	(NAME) PO BOX 50933	
2432 Edencrest Drive	~~2432 Edencrest Drive~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Nashville ~~Antioch,~~ TN ~~37013~~ 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071911

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Angela McHaney Aderogba**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ramin Hanai, a married person**, hereinafter called the GRANTEE, **his/her** 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. 76 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Angela McHaney by Warranty Deed from Beazer Homes Corp., dba Phillips Builders dated March 30, 2004 and filed of record in Instrument #20040405-0038071, Register's Office for Davidson County, Tennessee.

Angela McHaney is now known as Angela M. Aderogba.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions appearing of record in Book 10332, page 1, Book 10774, page 723, and Instrument No. 200210230130058, said Register's Office, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2432 Edencrest Drive, Antioch, 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of August, 2007.

Angela McHaney Aderogba

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the withinAngela McHaney Aderogba, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Angela McHaney Aderogba executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2007.

Commission expires: May 23, 2011

Kelly Bachman
Notary Public

KELLY BACHMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY