WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. McMahan	U.S. Bank, N.A. ISAOA/ATIMA	052-01-0-177.00
(NAME)	(NAME)	
710 Walnut St.	P.O. Box 5780	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Springfield, OH 45501-5760	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Felix D. Adetunji, and wife, Gloria N. Adetunji, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank E. McMahan, an unmarried person, HEREINAFTER CALLED THE GRANTEES, THEIR 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(s) No. 1, as shown on the map entitled the Plan of Power and Roth's Madison Park Subdivision, Re-subdivision of Lot Nos. 18, 19, and 20, of the Power and Roth's Madison Park Subdivision, of record as Instrument No. 20011003-0107042, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FELIX D. ADETUNJI AND WIFE, GLORIA N. ADETUNJI, by deed from THE ESTATE OF BESSIE K. DOOCHIN, of record as Instrument No. 20011108-0122887, dated October 6, 2001, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 710 Walnut St., Madison, TN 37115

(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 GRANTEES, their heirs 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 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 our hands this 31st day of January 2008.

Felix D. Adetunji

Gloria Adetunji by Felix Adetunji as attorney in fact

Gloria N. Adetunji by Felix D. Adetunji as Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/01/08 12:36 3 pgs
Fees:18.00 Taxes:530.58
20080201-0010555

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Felix D. Adetunji, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2008.

Commission expires:



Tiffany R. Addison
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of January 2008, before me personally appeared Felix D. Adetunji to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gloria N. Adetunji and who acknowledged that he executed same as the free act and deed of said Gloria N. Adetunji by virtue of that Power of Attorney, duly executed by the said Gloria N. Adetunji and appearing of record in Instrument Number

20080201-0010554

Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2008.

Commission expires:



Tiffany R. Addison
Notary Public

FEM

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

