WARRANTY DEED

Robin R. Keller State of Tennessee Notary Public Rutherford County

Davidson County DEEDWARR
Recvd: 06/06/08 14:34 2 pgs
Fees:13.00 Taxes:414.40

20080606-0058434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: November 24, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steffron James, Gwendolyn James and J. Mitchell Bowman, Jr.	Same	176-05-0-021.00
(NAME) 1990 Old Fort Parkway	(NAME)	
(ADDRESS) Murfreesboro, Tennessee 37129	(ADDRESS)	
(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, I, **Ayodele A. Ekadi and Kristin Ekadi, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steffron James and wife, Gwendolyn James (a one-half undivided interest) and J. Mitchell Bowman, Jr., unmarried, (a one-half undivided interest), as tenants in common**, 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:

Being Lot No. 98 on the Plan of Hickory Woods, Section One, of record in Plat Book 6900, page 510, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ayodele A. Ekadi, unmarried by Deed from Holigan Homes Tennessee, LTD, of record in Book 11559, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 510; restrictions of record in Book 7422, page 298 and Book 9678, page 187; Easements of record in Instrument No. 20011221014125, By-laws of record in Book 7932, page 648, Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and Book 9764, page 44; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4928 Hickory Woods East, 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 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 my hand this 30th day of May, 2008.

Ayodele A. Ekadi

*Kristin Ekadi

I, Kristin Ekadi, husband/wife of Ayodele A. Ekadi, do hereby join in the provisions of this instrument for the purpose of transferring, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ayodele A. Ekadi and Kristin Ekadi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 30th day of May, 2008.

Robin R. Keller
Notary Public

My Commission Expires: 11/24/08

