WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

Davidson County DEEDWARR
Recvd: 06/27/08 15:12 3 pgs
Fees:18.00 Taxes:432.90

20080627-0066745

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Titilola O. Ogundiya	Robert & Dena Stacey SAME	Map 33-16 Parcel 40
(NAME)	(NAME)	
4637 Raccoon Trail		
(ADDRESS)	(ADDRESS)	
Hermitage Tn 37076		
(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, Robert G. Stacey and wife, Dena M. Stacey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Titilola O. Ogundiya, a married woman, 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. 3, on the Plan of Primrose Meadows, Section 2, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert G. Stacey and wife, Dena M. Stacey by deed from Robert G. Stacey of record in Instrument Number 20051206-0146663, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

The previous two (2) deeds of record in Instrument Number 20050721-0084878 and in Instrument Number 20051206-0146663, erroneously stated the subject lot as being in Section 1 of record in Plat Book 4675, Page 18; the correct section is Section 2 of record in Plat Book 4860, Page 105, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4737, Page 801; Book 5039, Page 484 and in Book 5039, Page 481, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 4860, Page 105, Register's Office, Davidson County, Tennessee.

Subject to easement for the flow of the waters of Dry Creek and the rights of the public therein.

Subject to rights of upper and lower riparian owners to the flow of the water of Dry Creek, free from diminution or pollution

Subject to sanitary sewer easement of record in Book 5116, Page 352, said Register's Office.

Subject to TVA right-of-way as shown on said plan and any limitations placed by TVA upon said easement.

unimproved ☐

This is improved ☒ property, known as 1145/1147 North Graycroft Avenue, 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 30th day of May, 2008.

Robert G. Stacey

Dena M. Stacey

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert G. Stacey and Dena M. Stacey the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, California this _____ day of _____, 2008.

Commission expires:

Notary Public

→ See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego }

On 5/30/08 (Date) before me, KEVIN B Lynch Notary (Here Insert Name and Title of the Officer),

personally appeared Robert G. Stacey Dena M. Stacey (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kevin B Lynch (Signature of Notary Public)

KEVIN B. LYNCH
COMM. #1501619
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 18, 200[illegible]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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