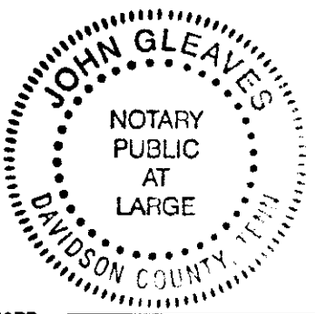
File No. 281200342

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/29/08 10:22 2 pgs
Fees:13.00 Taxes:481.00

20081229-0122738

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Adewole	WR Starkey Mortgage, LLP	150-07-0-413.00
(NAME)	(NAME)	
3404 Country Way	5055 W. Park Blvd, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Plano, TX 75093	
(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, F.E. Stratton Jr., and wife, Bettie S. Stratton., hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Edward Adewole and Sherry Adewole, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 544, Final PUD Plan, Section Four-B, Towne Village of the Country, as shown on plat of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to F. E. Stratton, Jr. by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for Fremont Home Loan Trust 2005-1, Asset Backed Certificates, Series 2005-1, of record in Instrument 20080110-0003108, dated January 4, 2008 and filed for record on January 10, 2008, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 496, Register's Office Davidson County, Tennessee.

Restrictions of record in Book 6582, Page 568, Register's Office Davidson County, Tennessee.

Subject to a Water Easement of record in Book 5866, Page 45, Register's Office for Davidson County, Tennessee.

Subject to a Sewer Easement of record in Book 6631, Page 112, Register's Office for Davidson County, Tennessee.

Subject to a Water Easement of record in Book 6947, Page 297, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Said Bettie S. Stratton joins in this Deed of Trust for the purpose of conveying and waiving any and all right, title and interest, if any, she may have in and to the said property. The said Bettie S. Stratton having no personal liability in connection with the loan to which reference is made herein.

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 3404 Country Way, Nashville, 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(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 19th day of December, 2008.

F.E. Stratton Jr.

F.E. Stratton Jr.

Bettie S. Stratton

Bettie S. Stratton

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named F.E. Stratton Jr. and Bettie S. Stratton 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 19th day of December, 2008.

Commission expires: 11-28-09

Tracey Trumphour

Notary Public

File Number: 281200342

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN