BILL GARRETT, Davidson County
Trans:T20090055963 DEEDWARR
Recvd: 08/17/09 11:09 2 pgs
Fees:13.00 Taxes:1480.00
20090817-0077044

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2009. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Felix Adetunji	New Owner	Map: 133
6004 Port Anadaroko		Parcel: 111.00
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LANI L. GREER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX ADETUNJI, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Windland Center of record in Plat Book 4675, Page 138, as amended in Book 4865, page 623, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, this point being an iron pin driven at the side of a corner fence post in the northern boundary of Nolensville Road, this point being 50 feet east of the L & N Railroad property corner; thence North 85 degrees 08 minutes 06 seconds East 235.73 feet along fence line, to an iron pin in the fence; thence parallel to Nolensville Road South 41 degrees 09 minutes 25 seconds East 16.47 feet to an iron pin; thence toward Nolensville Road South 48 degrees 50 minutes 35 seconds West 190.00 feet to an iron pin in the fence line which borders Nolensville Road; thence along the northern boundary of Nolensville Road North 41 degrees 09 minutes 25 seconds West 156.00 feet to an iron pin, this being the point of beginning and containing 16,384 square feet or 1.376 acres, more or less.

Being the same property conveyed to Lani L. Greer by deed from James R. Greer of record as Instrument No. 20070628-0077356, in the Register's Office for Davidson County, Tennessee, dated June 15, 2007.

Being the same property previously conveyed to James R. Greer and wife, Lani L. Greer, as tenants by the entirety, by Warranty Deed from Larry R. Brown and wife, Marilyn J. Brown, of record in Book 8701, page 310, in the Register's Office for Davidson County, Tennessee, dated August 12, 1992.

This is improved property known as 3750 Nolensville Pike, Nashville, TN, 37211.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3750 Nolensville Pike, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2009.

Lani L. Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lani L. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2009.

Notary Public

My Commission Expires: November 22, 2010

