Return To:
M&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 290800526

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090061891 DEEDWARR
Recvd: 09/09/09 13:59 2 pgs
Fees:13.00 Taxes:436.60
20090909-0084525

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javier Hernandez	New Owner	52-13-B-183.00CO
(NAME)	(NAME)	
3059 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, WE, **Olufunmilayo Omolara Aworunse, Married and Wuraola Abiola Adesinasi, Married,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Javier Hernandez and Carmen Hernandez, husband and wife,** hereinafter called the grantee(s), THIER 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. 219 on the Condominium Site Plan of River Glen, Planned Unit Development, Phase IV, Section 3, as of record in Instrument Number 20010330-0030661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Olufunmilayo Omolara Aworunse, Married and Wuraola Abiola Adesinasi, Married by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development as recorded in Instrument No. 20071126-0136754 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 6900, Page 650, Plat Book 6900, Page 651 and Instrument No. 20010330-0030661, Register's Office of said County.

Flowage Easement as shown of record in Book 2200, Page 119, Register's Office for said County.

Transmission Line Easement as shown of record in Book 3961, Page 681, Register's Office for said County.

Sewer Line Easements as shown of record in Book 7061, Page 172 and Book 9523, Page 164, Register's Office for said County.

Water Line Easements as shown of record in Book 7061, Page 196 and Book 9523, Page 168, Register's Office for said County.

Access Line Easement as shown of record in Book 7296, Page 484, Register's Office for said County.

Master Deed and By-Laws as shown of record in Book 7566, Page 571 and amendments recorded in Instrument No. 20010829-0093569, Instrument No. 20040915-0111299 and Instrument No 20040915-0111301, Register's Office for said County.

Charter of River Glen Homeowner's Association as shown of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, Register's Office for said County.

Storm Water Detention Agreement as recorded in Instrument No. 20010816-0088874, Register's Office for said County.

Quitclaim Deed to River Glen Homeowner's Association as recorded in Instrument No. 20041217-0150273, Register's Office for said County.

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 3059 Penn Meade Way, Nashville, TN 37214
(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), THIER 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), THIER 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 4th day of September, 2009.

Olufunmilayo Omolara Aworunse

Wuraola Abiola Adesinasi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Olufunmilayo Omolara Aworunse and Wuraola Abiola Adesinasi 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.4th day of September, 2009.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 290800526

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