File No. 291100129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X _____
Affiant

BILL GARRETT, Davidson County
Trans:T20090087574 DEEDWARR
Recvd: 12/30/09 13:02 2 pgs
Fees:13.00 Taxes:407.00
20091230-0118474

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 10-27-13
(AFFIX SEAL)

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
Adewale Ademosu	Fifth Third Mortgage Company	
(NAME) 30 Whitsett Road	(NAME) 5050 Kingsley Drive	MAP/PARCEL 11907015500
(ADDRESS) Nashville, TN 37210	(ADDRESS) Cincinnati, OH 45263	
(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, Thomas S. Scott Jr. and John L. Scott**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Adewale Ademosu, an unmarried man**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of ROSEWOOD ESTATES, SECTION TWO, as shown by plat of record in Plat Book 4955, Page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas S. Scott Jr. and John L. Scott by QuitClaim Deed dated March 17, 1993, from Douglas R. Berry and filed for record on April 26, 1993, in Book 8925, Page 179, Register's Office for said County.

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.

Restrictive Covenants of record in Deed Book 5110, Page 595, Book 5176, Page 649 and Book 5264, Page 398, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 30 Whitsett Road, Nashville, TN 37210
(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), HIS 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), HIS 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 22nd day of December, 2009.

Thomas S. Scott Jr. by John L. Scott atty in fact 12-22-09

John L. Scott 12-22-09

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John L. Scott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 12/22/2009.

My Commission Expires: 10-27-13

Notary Public

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Scott, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is pursuant to Power of Attorney of record in Book ____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Thomas S. Scott Jr. and Teresa H. Scott (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/30/2009.

*20091230-0118473

My Commission Expires: 10-27-13

, Notary Public

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

File Number: 291100129

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122