WARRANTY DEED

MARK S. MOORE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF WLILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Lori J Womble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2010.

Mark S Moore
Notary Public

MY COMMISSION EXPIRES: 1-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Hanson	Same	16409001200
(NAME)	(NAME)	
108 Cedar Ash Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Paul Babalola and wife, Adejoke F. Aina-Babalola, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Hanson and Jeanne S. Hanson, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Ashford Crossing, Section 1, of record in Plat Book 7900, page 937 and revised and now of record in Plat Book 8250, page 447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Babalola and wife, Adejoke F. Aina-Babalola, by Warranty Deed dated July 31, 1998 from William Terry Wagner and wife Kerri Clark Wagner of record in Book 11046, Page 906, Register's Office for Davidson County, Tennessee.

The prior deed of record in Book 11046, page 906 inadvertently omitted the plat revision of record in Book 8250, page 447, of the Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 108 Cedar Ash Court, Antioch, 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 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.

BILL GARRETT, Davidson County
Trans:T20100002630 DEEDWARR
Recvd: 01/14/10 08:30 2 pgs
Fees:13.00 Taxes:525.40
20100114-0003427

Witness our hands this 7th day of Januaryr, 2009.

x _____
Paul Babalola

x _____
Adejoke F. Aina-Babalola

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 Paul Babalola and Adejoke F. Aina-Babalola, 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 Franklin, Tennessee this 7th day of January, 2010.

Commission expires:

_____
Notary Public

Victor Hazelwood
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County