File No. 100150

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100015019 DEEDWARR
Recvd: 03/15/10 10:01 2 pgs
Fees:13.00 Taxes:344.10
20100315-0019310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olayinka O. Onadeko	Olayinka O. Onadeko	034-01-0B-006.00
(NAME) 413 Hampstead South	(NAME) 413 Hampstead South	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ~~413 Hampstead South~~ ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Falcon Capital Funding, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olayinka O. Onadeko and wife, Sonia I. Onadeko, 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 Condominium Unit No. 6 on the Plan of Kimberly Court, as shown on Exhibit "C" of the Master Deed for Kimberly Court of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot, along with a one-seventh undivided interest in common areas established by said Master Deed.

Being the same property conveyed to Falcon Capital Funding, LLC, by Warranty Deed from Rick G. Lain, a single person, dated August 15, 2003 and recorded August 19, 2003 in Instrument No. 20030819-0119993, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters contained in Master Deed of record in Book 6725, page 885; and Charter of record in Instrument No. 20060922-0117729, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 841 Wren Rd. Unit 6, Goodlettsville, TN 37072
(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.

File No. 100150
Witness my hand this 11th day of March, 2010.

Falcon Capital Funding, LLC

By: Teresa Ridings, Managing Member
Teresa Ridings, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TERESA RIDINGS with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of FALCON CAPITAL FUNDING, LLC, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said TERESA RIDINGS as such Managing Member.

Witness my hand and official seal this 11th day of March, 2010.

Commission expires: April 23, 2013

Dolly T. Peay Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER