# GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of May, 2010, by and between Tracy R. Church, a single person, party of the first part, and Oluwashina and Sheneka Balogun, married persons, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

*Being Unit Number J-6 of Canterbury Hall, a horizontal property regime established by Master Deed of record in Book 5440, page 255 and as amended in Book 5441, page 819, the plat of which is of record in Plat Book 500, page 159, in the Register's Office of Davidson County, to which plat reference is hereby made for a more complete legal description.*

Being the same property conveyed to the party of the first part, herein shown in: Instrument No. 20081205-0118060.

This conveyance is made subject to :

1) Taxes which have been assumed by Grantee
2) All restrictions of record
3) All easements of record
4) All visible easements
5) All matters appearing on the plan of record
6) All applicable governmental and zoning regulations

Parcel ID # 133-11-A-58

Improved property located at 500 Paragon Mills Road; Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except as set forth herein, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tracy R. Church

Tracy R. Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Tracy R. Church, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of May, 2010.

Brandy Davis

Notary Public

BRANDY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/3/2014

PICK-UP

BILL GARRETT, Davidson County
Trans:T20100029187 DEEDWARR
Recvd: 05/14/10 12:48 2 pgs
Fees:13.00 Taxes:332.63
20100514-0037396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Oluwashina Balogun

Sheneka Balogun

Subscribed and sworn to before me this the 7th day of May, 2010.

Notary Public

BRANDY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/3/2014

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 500 PARAGON MILLS ROAD, UNIT J-6, NASHVILLE, TN 37211

MAIL TAX NOTICES TO: Tracy R. Church
2225 Maple Grove Lane
Nashville, TN 37211

NAME AND ADDRESS OF PROPERTY OWNERS: Oluwashina and Sheneka Balogun
500 Paragon Mills Rd, Unit J-6
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY: Tracy R. Church

RETURN TO: Tracy R. Church
2225 Maple Grove Ln
Nashville, TN 37211

MT#:

TAX PARCEL NO.:

STATE TAX: $____
REGISTER'S FEE: $____
RECORDING FEE: $____
TOTAL: $____