Davidson County DEEDWARR
Recvd: 08/12/10 15:04 5 pgs
Fees:28.00 Taxes:751.10
20100812-0063871

Name and Address of New Owner:
Songoleke K. Kotunu
Olaoshun Lakesin Kotunu
5071 Cougar Cove
Joelton TN 37090

Send Tax Bills To:
First Community Mortgage Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

Prepared by:
Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me on 08/05/10.

Notary Public

My Commission Expires: 11/07/2011

Map & Parcel No.
004-00-158.00

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Victoria W. Thompson and Rex L. Tinch Wife and Husband, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Songoleke K. Kotunu and wife Olaoshun Lakesin Kotunu, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

ADDRESS KNOWN AS: 5071 COUGAR COVE, JOELTON, TENNESSEE 37080, DAVIDSON COUNTY, TN

See Attached Exhibit A:

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5071 Cougar Cove, Joelton, TN 37090.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/05/10.

Victoria W. Thompson

Rex L. Tinch

UwT
M

~~STATE OF TENNESSEE~~ State of Michigan
~~COUNTY OF Davidson~~ County of Berrien

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Victoria W. Thompson and Rex L. Tinch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3125 Cleveland, St Joseph, MI, this the 5th day of August, 2010. 49085

Notary Public

My Commission Expires: 9/16/12

JENNIFER L. PRATT
Notary Public, Berrien County, Michigan
Acting in Berrien County
My Commission Expires September 16, 2012

ADDRESS KNOWN AS: 5071 COUGAR COVE, JOELTON, TENNESSEE 37080, DAVIDSON COUNTY, TN

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 8 ON THE PLAN OF THE JAMES I. CALDWELL, III AND DAVID R. WADE, III PROPERTY NOT OF RECORD, PREPARED BY JOE M. CUMMINGS DATED MARCH 17, 1988, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING START AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM WHITES CREEK PIKE; THENCE, WITH SAID SLOAN'S WESTERLY BOUNDARY LINE, SOUTH 0 DEG. 44' 00" WEST 780.29 FEET TO AN IRON PIN IN THE BOUNDARY LINE OF PROPERTY OWNED BY JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE; THENCE SEVERING SAID CALDWELL AND WADE PROPERTY AS FOLLOWS: NORTH 89 DEG. 39' 40" WEST 13.24 FEET TO AN IRON PIN; SOUTH 27 DEG. 33' 00" WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY SOUTH 66 DEG. 24' 20" WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 60.97 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY, SOUTH 43 DEG. 23' 20" EAST 822.71 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF PROPERTY OWNED BY VERNON L. LAIN, OF RECORD IN DEED BOOK 5098, PAGE 435, SAID REGISTER OFFICE; THENCE WITH SAID NORTHERLY BOUNDARY LINE AS FOLLOWS, SOUTH 75 DEG. 59' 00" WEST 429.93 FEET TO AN IRON PIN, SOUTH 87 DEG. 10' 00" WEST 112.06 FEET TO THE INTERSECTION OF TWO DRAINS; THENCE, AGAIN SEVERING SAID CALDWELL AND WADE PROPERTY, NORTH 11 DEG. 12' 20" WEST 582.43 FEET TO AN IRON PIN; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET, NORTHEASTERLY AN ARC DISTANCE OF 79.29 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 36.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 53.16 FEET TO THE BEGINNING CONTAINING 5.12 ACRES.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 30-FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF THE TENNESSEE GAS PIPELINE COMPANY SEVERING THE SOUTHEASTERLY PORTION OF SAID TRACT WITH EXISTING HIGH PRESSURE GAS PIPELINE NUMBER 100-1 AND BEING DESCRIBED IN DEED BOOK 1181, PAGE 462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED TRACT IS BENEFITED BY A 50 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PIN BEING WESTERLY APPROXIMATELY 1375

FEET ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH WHITES CREEK PIKE; THENCE, LEAVING SAID RIGHT-OF WAY WITH SAID WESTERLY BOUNDARY LINE, SOUTH 0 DEG. 44' 00" WEST 780.29 FEET TO AN IRON PIN AT SAID SLOAN'S SOUTHWEST CORNER; THENCE, SEVERING THE PROPERTY OF JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE, AS FOLLOWS: NORTH 89 DEG. 39' 40" WEST 13.24 FEET; SOUTH 27 DEG. 33' 00" WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET THROUGH A CENTRAL ANGLE OF 38 DEG. 51' 20" TO THE POINT OF TANGENCY, SOUTH 66 DEG. 24' 20 WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 114.13 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03' 40" TO THE BEGINNING OF A TURN-IN CURVE TO A CUL-DE-SAC CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 38.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEG. 24' 40" TO THE BEGINNING OF A CUL-DE-SAC TURN AROUND CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN AROUND CURVE, AN ARC DISTANCE OF 229.35 FEET TO THE BEGINNING OF A TURN-IN CURVE LEAVING SAID CUL-DE-SAC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEG. 24' 40" TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 226.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 146.48 FEET THROUGH A CENTRAL ANGLE OF 37 DEG'. 03' 40" TO THE POINT OF TANGENCY, NORTH 66 DEG. 24' 20" EAST 110.59 FEET TO THE BEGINNING OF A. CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 258.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 175.32 FEET THROUGH A CENTRAL ANGLE OF 38 DEG. 51' 20" TO THE POINT OF TANGENCY, NORTH 27 DEG. 33' 00" EAST 382.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE AND CONTINUING WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY DONALD DICKERSON, OF RECORD IN DEED BOOK 7271, PAGE 681, SAID REGISTER'S OFFICE, AN ARC DISTANCE OF 350.30 FEET THROUGH A CENTRAL ANGLE OF 26 DEG. 49' 00" TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, WITH THE EASTERLY BOUNDARY LINE OF HARGROVE SUBDIVISION, OF RECORD IN PLAT BOOK 6050, PAGE 317, SAID REGISTER'S OFFICE. NORTH 0 DEG. 44' 00" EAST 572.24 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY RIGHT-OF-WAY OF COOPERTOWN ROAD; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 79 DEG. 44' 00" EAST 50.70 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA W. THOMPSON AND REX L. TINCH BY DEED FROM CHARLES SIMS AND WIFE, MARGARET D. SIMS DATED 04/12/2006 FILED OF RECORD IN INSTRUMENT NUMBER 200604190044969, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE