WARRANTY DEED

State of Tennessee)
County of Williamson)

G#23108-2

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2011.

Notary Public

My commission expires: 9/3/12

(AFFIX SEAL)

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Abiola O. Ayediran and Adedolapo E. Ayediran	New Owner	**135-11-0-C 044.00CO**
143 Nashboro Greens		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan R. Higdon, unmarried, and Jennifer R. Evans, unmarried, and Beverly Roxanne Evans, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abiola O. Ayediran and Adedolapo E. Ayediran, 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 Unit No. 201 on the Plan of Nashboro Village - Tract 18, Phase Two; Horizontal Property Regime, Private Element Plat, as of record in Book 9700, Page 968, and as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jonathan R. Higdon and Jennifer R. Evans and Beverly Roxanne Evans, by Special Warranty Deed dated July 28, 2009, from Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-FREI Asset-Backed Pass-Through Certificates, of record in Instrument No. 20091002-0091466, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of The Greens Homeowners Association, Inc., of record in Book 11703, Page 581, and amended in Instrument No. 20000627-0063887, in Instrument No. 20010322-0027767, in Instrument No. 20021211-0152723, and in Instrument No. 20070118-0007533, said Register's Office; By-Laws of The Greens Homeowners' Association, Inc., of record in Book 11703, Page 621, said Register's Office; Declaration of Covenants, Conditions, and Restrictions of Nashboro Village, of record in Book 4827, Page 14, and Supplemental to add Tract 18, of record in Instrument No. 20001031-0108075, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE HEREIN GRANTOR, BEVERLY ROXANNE EVANS.

This is improved property, known as: 143 Nashboro Greens, Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20110019842 DEEDWARR
Recvd: 04/05/11 11:01 2 pgs
Fees:13.00 Taxes:444.00
20110405-0026107

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 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.

Witness our hands this **31st** day of **March, 2011.**

Jonathan R. Higdon

Beverly Roxanne Evans

Jennifer R. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jonathan R. Higdon, unmarried, and Jennifer R. Evans, unmarried, and Beverly Roxanne Evans, a married woman,** the within named sellers, 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 Nashville, Tennessee, this **31st** day of **March, 2011.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13