03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE, ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110031618 DEEDWARR
Recvd: 05/27/11 08:53 2 pgs
Fees:13.00 Taxes:999.00
20110527-0040612

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abayomi Ajao	**REGIONS BANK DBA REGIONS MORTGAGE**	Map 141-12-E
(NAME)	(NAME)	
211 Riverbend Lane	**2050 PARKWAY OFFICE CIRCLE**	Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**BIRMINGHAM, AL 35244**	
(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, I, **JOAN C. BECK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABAYOMI AJAO AND ADEBOLA AJAO, 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. 27 on the Plan of Harpeth Crest Subdivision, Phase I, of record in Plat Instrument #20011207-0135038, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joan C. Beck, an unmarried woman, by deed from Cross Premier Homes, Inc., an Ohio corporation, of record in Instrument #20041013-0123378, said Register's Office.

Joan C. Beck has since married. Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20011207-0135038, said Register's Office; and (c) restrictive covenants of record in Instrument #20020411-0044759, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 Riverbend Lane, Nashville, Tennessee 37221

(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.

Witness my hand this 18TH day of May, 2011.

Joan C. Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan C. Beck, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011