BILL GARRETT, Davidson County
Trans:T20120023976 DEEDWARR
Recvd: 04/03/12 10:08 2 pgs
Fees:13.00 Taxes:411.37

20120403-0028026

WARRANTY DEED

return to:
Foundation Title & Escrow LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JESSICA L. ADAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,180.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES: 5/4/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth B. Ojo and Margaret O. Adebola	First Community Mortgage, Inc.	151100A18900CO
(NAME) 1705 Londonview Place	(NAME) 275 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN, 37129	
(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, I/WE, **Christie R. Mitchell**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth B. Ojo and Margaret O. Adebola**, 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 Number 157, Phase 2, Villages of Long Hunter as shown by plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christie R. Mitchell, unmarried, by Warranty Deed from Ole South Properties, Inc. dated January 24, 2003 and filed of record on January 29, 2003 in Instrument Number 20030129-0012403, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1705 Londonview Place, Antioch, TN 37013

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, has 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 27 day of February, 2012.

Christie R. Mitchell

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned authority, **Christie R. Mitchell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of February , 2012.,

MICHELLE WILSON
MY COMMISSION # EE117352
EXPIRES July 31, 2015
(407) 398-0153 FloridaNotaryService.com

Notary Public

My commission expires: _____