(1)

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prudential Relocation, Inc.	NEW OWNER	176010B05400CO
(NAME)	(NAME)	
16260 N. 71st Street		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Adeniyi Adesokan ,a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 218, on the plan of Maxwell Place P.U.D., of record in Instrument 200504180042714 and corrected in Instrument 200506140067855, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Adeniyi Adesokan, a single person by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 04/29/2008 and filed for record on 04/30/2008 in Instrument 200804300043829, Register's Office for Davidson County, Tennessee. Affidavit of Correction in Instrument 200807090070354, said Register's Office.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200504180042714, Instrument 200506140067855, said Register's Office.
Restrictions of record in Instrument 200603010023937, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200503220030977, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200603010023936, said Register's Office.
Charter of record in Instrument 200603090027699, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-6896
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20120026938 DEEDWARR
Recvd: 04/13/12 09:02 2 pgs
Fees: 13.00 Taxes: 499.50
20120413-0031528

This is improved ☑ property, known as 141 Sophie Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 8th day of ~~September~~ February 2012.

~~Adesokan~~

Adeniyi Adesokan

State of Davidson
County of Tennessee

Personally appeared before me Adeniyi Adesokan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of February, 2012.

Notary Public
My Commission Expires: September 8, 2015

TRACEY BOWDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027