THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12092022**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,500.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2012. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adetola Agbaje 1006 Jasperson Drive Madison TN 37115	New Owner	Tax Parcel ID No. 05207007800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce H. Skelton, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adetola Agbaje, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 76 on the Map of Madison Heights, Section II, Part IV, as of record in Book 2133, Page 106, Register's Office for said County.

Said Lot No. 76 fronts 123.61 feet on the North side of Jasperson Drive and runs back between lines, 308.17 feet on the West line, and 286.45 feet on the East line to a dead line in the rear on which it measures 148.18 feet.

Being the same property conveyed to Joyce H. Skelton, Trustee, under The Skelton Family Trust, dated March 7, 2000 by Quitclaim Deed from Lyndal H. Traylor, recorded on the 9th day of March, 2000 in Instrument No. 200003090024304, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON HEIGHTS, SECTION II, PART IV, as recorded in Plat Book 2133, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Agreed Final Order recorded in Book 6297, Page 1.

BILL GARRETT, Davidson County
Trans:T20120081622 DEEDWARR
Recvd: 10/26/12 14:08 2 pgs
Fees:13.00 Taxes:479.15
20121026-0098520

This is improved property located at 1006 Jasperson Drive Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2012.

Joyce H. Skelton, Trustee

Joyce H. Skelton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce H. Skelton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Joyce H. Skelton is a trustee of The Skelton Family Trust, dated March 7, 2000 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of October, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014