WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087792 DEEDWARR
Recvd: 11/16/12 11:51 2 pgs
Fees:13.00 Taxes:382.95
20121116-0105961

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

Affiant

SHARON KELLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2012

Notary Public:

MY COMMISSION EXPIRES: 1/7/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Derek Michael Leslie	NEW OWNER	Parcel ID:
3016 Gladeville Cir.		150090A01800CO
Mt. Juliet, TN 37122		

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, we

Shirley L. Uwaifo and husband, Amenaghawon M. Uwaifo

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Derek Michael Leslie , married
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. 172, on the Plan of Section VII, Forest View Park, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Shirley L. Uwaifo and Amenaghawon M. Uwaifo, wife and husband, by deed from Alfred C. Anthony of record in Instrument 20070409-0041820, Register's Office for said County, dated March 16, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 7079, Page 472; Book 7235, Page 411; and Book 7079, Page 492, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 162, said Register's Office; (3) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13, said Register's Office; (4) Easement to Columbia Pipeline Co. of record in Book 3852, Page 679, said Register's Office; (5) TVA Line Easement of record in Book 437, Page 21, and Book 7269, Page 389, said Register's Office; (6) Right of Way Agreement of record in Book 4607, Page 484, said Register's Office; (7) Sewer Easement of record in Book 7582, Page 193, said Register's Office; (8) Easement to Columbia Gulf Transmission Co. of record in Book 3463, Page 126, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3324 Calais Cir., 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, 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 14th day of November, 2012.

Shirley L. Uwaifo

Amenaghawon M. Uwaifo

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 Shirley L. Uwaifo and Amenaghawon M. Uwaifo, 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 14th day of November, 2012.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.