WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/13 11:19 2 pgs
Fees:13.00 Taxes:666.00
20130111-0003787

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OFTENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $**180,000.00**

Jennifer Chandler-Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of **December, 2012**

Notary Public

MY COMMISSION EXPIRES: Mar 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Ade Tun Ji	Felix Ade Tun Ji	026-13-0-039
(NAME)	(NAME)	
814 Wren Road	6004 Port Anadarko Trail	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **MSDG COVINGTON RESIDENTIAL, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felix Ade Tun Ji,** HEREINAFTER CALLED THE GRANTEE(S), 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, TN, being Lot 39 on the Plan of Echo Meadows, as of record in Plat Book 2331, Page 64, said Register's Office.

Said Lot No. 39 fronts 96 feet on the Southerly side of Wren Road and runs back 187.9 feet on the Easterly line and 216.3 feet on the Westerly line to a dead line in the rear on which it measures 100.1 feet thereon.

Being the same property conveyed to REGIONS BANK, by Trustee's Deed from DAVID M. SMYTHE, SUBSTITUTE TRUSTEE, of record as Instrument No. 20110209-0011505, dated February 8, 2011, said Register's Office.

Being further conveyed to MSDG COVINGTON RESIDENTIAL, LLC by deed from REGIONS BANK, of record as Instrument No. 20121214-0115455, dated August 16, 2012, said Register's Office

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.

Executed my/our hand(s) this 11th **day of December, 2012.**

MSDG COVINGTON RESIDENTIAL, LLC, Seller

Bruce L. Bennett

STATE of Kentucky
COUNTY of Warren

Before me the undersigned authority of the State and County aforesaid, personally appeared Bruce L. Bennett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged himself to be the Member of MSDG COVINGTON RESIDENTIAL, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

Witness my hand and Official Seal this 11th **day of December, 2012**

My Commission Expires: 1/28/2016

Notary Public

JULIE W. PEARSON NOTARY PUBLIC STATE AT LARGE, KENTUCKY

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE