BILL GARRETT, Davidson County
Trans: T20130004501 DEEDWARR
Recvd: 01/16/13 13:31 2 pgs
Fees: 13.00 Taxes: 314.50

20130116-0005285

WARRANTY DEED

ANGELA A. RAMSEY
STATE TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

G-OH-12-1504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Holly Christ
Affiant

Subscribed and sworn to before me this 9th DAY OF January, 2013.

Angela A. Ramsey
Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Radar	REGIONS BANK (NAME)	
1504 Meadow Bend Drive (ADDRESS)	2050 PARKWAY OFFICE CIRCLE (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	BIRMINGHAM AL 35244 (CITY) (STATE) (ZIP)	052-08 114.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we IRENE K. OMOSIGHO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOEL RADAR, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 28, MEADOW BEND, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUNDAY O. OMOSIGHO AND IRENE K. OMOSIGHO BY CASH DEED FOR TENNESSEE FROM HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 8TH DAY OF JUNE, 1994 IN DEED BOOK 9372, PAGE 832, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUNDAY O. OMOSIGHO HAVING DIED OCTOBER 30, 2007 LEAVING PROPERTY TO IRENE K. OMOSIGHO AS SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5800, PAGE 275; RESTRICTIONS OF RECORD IN BOOK 6180, PAGE 250 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1504 Meadow Bend Drive, Madison, Tennessee 37115
(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 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 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/our hand(s) this 9th day of January, 2013.

Irene Omosigho

Irene K. Omosigho

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene K. Omosigho, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903