BILL GARRETT, Davidson County
Trans:T20130051032 DEEDWARR
Recvd: 06/18/13 09:24 2 pgs
Fees:13.00 Taxes:258.35
20130618-0061948

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0121HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,825.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of June, 2013.

Notary Public
Commission Expires: 4/23/2014

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kennedy I. Iriogbe 1906 Dahlia Circle Nashville, TN	U.S. Bank National Association P.O. Box 7298 Springfield, OH 45501-7298	095.05-0-002.00

WARRANTY DEED

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, I/WE,

Joyce Marie Smalling, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kennedy I. Iriogbe, unmarried

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:

Being Lot No. 56 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dennis Ray Smalling and wife, Joyce Marie Smalling by Warranty Deed from James David Foster and wife, Patsy Adcock Foster, dated March 17, 1969 and filed for record Mach 19, 1969 in Book 4318, Page 431, Register's Office for Davidson County, Tennessee. Dennis Ray Smalling having since died July 8, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1906 Dahlia Circle, Nashville, TN .

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of June, 2013.

Joyce Marie Smalling

Joyce Marie Smalling

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joyce Marie Smalling** 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 at Hendersonville, Tennessee this 12th day of June, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

