BILL GARRETT, Davidson County
Trans:T20130052593 DEEDWARR
Recvd: 06/21/13 09:48 2 pgs
Fees:13.00 Taxes:610.50

20130621-0063715

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant Subscribed and sworn to before me this 7th DAY OF June, 2013. Notary Public MY COMMISSION EXPIRES: SEP 2 6 2016 (AFFIX SEAL)
ET-13-2934	

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olanrewaju Adeola	NEW OWNER	
2825 Penn Meade Drive	(NAME)	52-13-B-210.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JASON W. ANDERSON AND WIFE, WHITNEY ANDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLANREWAJU ADEOLA, AN UNMARRIED MAN, 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 60, RIVER GLEN, PHASE III, SECTION 1, as shown on plat of record in Instrument No. 20011207-0135041, 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 Jason W. Anderson, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 9th day of October, 2006 in Instrument No. 20061009-0125102, in the Register's Office of Davidson County, Tennessee.
Whitney Anderson joins in this conveyance for the purpose of waiving any and all marital rights she has in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER GLEN, PHASE III, SECTION 1, as recorded in Instrument No. 20011207-0135041 and Boundary Plat recorded in Plat Book 6900, Pages 650 and 651; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6762, Page 208, Book 7566, Page 571, Book 10630, Page 501, Book 11532, Page 610 and Instrument Nos. 20020425-0051349, 20040915-0111299 and 20040915-0111301; Charter of Homeowners Association recorded in Book 8069, Page 158 and Instrument No. 20020425-0051348; Easement Agreement recorded in Book 7296, Page 484; Easement for Water Main, recorded at Book 7061, Page 196; Storm Water Detention Agreement recorded at Instrument No. 20010816-0088874; Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20020503-0054718, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2825 Penn Meade Drive, Nashville, Tennessee 37214
(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 7th day of June, 2013.

Jason W Anderson by his attyin fact
Whitney Anderson

Jason W. Anderson by his Attorney In Fact, Whitney Anderson

Whitney Anderson

Whitney Anderson

STATE OF Tennessee

COUNTY OF Wilson

On this the 7th day of June, 2013, before me personally appeared Whitney Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires: 10 Dec 16

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

STATE OF Tennessee

COUNTY OF Wilson

On this the 7th day of June, 2013, before me personally appeared Whitney Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason W. Anderson and who acknowledged he/she/they executed the same as the free act and deed of the said Jason W. Anderson and wife, Whitney Anderson.

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires: 10 Dec 16

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)