BILL GARRETT, Davidson County
Trans:T20130059084 DEEDWARR
Recvd: 07/11/13 12:15 2 pgs
Fees:13.00 Taxes:458.80
20130711-0071774

G#25134-2

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$124,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Notary Public

My commission expires: 1/6/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nnamdi Ojiba and Ekene Ojiba	**Farmington Financial Group, LLC**	**091050C70400CO**
704 Vernon Avenue	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elizabeth A. West, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nnamdi Ojiba and Ekene Ojiba, husband and wife

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 Unit No. 704 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

BEING the same property conveyed to Elizabeth A. West, unmarried, by Warranty Deed dated November 22, 2006, from Vernon Avenue Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20061129-0147380, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20061024-0131877, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No.20061024-0131877, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee;

5) An Application to Combine Parcels of record in Instrument No. 20050811-0095439, Register's Office for Davidson County, Tennessee;

6) Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060228-0022628, in Instrument No. 20060309-0027613, in Instrument No. 20060509-0053837, and in Instrument No. 20060912-0112820, Register's Office for Davidson County, Tennessee;

7) Storm Water Detention Agreements of record in Instrument No. 20060309-0027611 and in Instrument No. 20060825-0105279, Register's Office for Davidson County, Tennessee;

8) Attorney's Certificate for Vernon Avenue Townhomes of record in Instrument No. 20061025-0132064, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: 704 Vernon Avenue, Nashville, TN 37209.

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 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 my/our hand(s) this **28th** day of **June, 2013.**

Elizabeth A. West

Elizabeth A. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth A. West,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17