WARRANTY DEED

After recording return to:
Tennessee Title & Escrow Affiliates
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027'

2013062624 (file No.)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,400.00.**

Jodi Jackson
Affiant

Subscribed and sworn to before me this 1st day of July 2013

Notary Public
My Commission expires: 11/3/15
(Affix Seal)

LETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Margaret Ochonu	Wolfe Financial, Inc.	086080A04200
1072 Tulip Grove Road	191-H NC Highway 42N	
Hermitage, TN 37076	Asheboro, NC 27203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adam Grainger and wife, Erin Grainger**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Margaret Ochonu**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEING Lot No. 481 on the Plan of Re-Subdivision of Lots 469 thru 482 Camden Woods, Phase III-A, as shown by plat of record in Plat Book 7900, Page 642, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Grainger, husband and wife, Erin Grainger from Dustin C. Adkison and wife, Beth Adkison by Warranty Deed on March 9, 2007, of record in Instrument Number 20070314-0031397, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 642, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7620, Page 561; Book 7657, Page 580; Book 7675, Page 926; book 8241, Page 196; Book 9036, Page 329 and Book 9231, Page 737, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1072 Tulip Grove, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 1, 2013.

Adam B. Grainger

Erin B. Grainger

BILL GARRETT, Davidson County
Trans:T20130059864 DEEDWARR
Recvd: 07/15/13 09:28 2 pgs
Fees:13.00 Taxes:693.38
20130715-0072704

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Grainger and Erin Grainger** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 2013

My commission expires 8/19/14

Notary Public

