Murfreesboro, TN 37129
File # 01291-10414

WARRANTY DEED

File #13063390

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/19/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olusegun Ojo Daniel Victoria Ojo Daniel	SWBC Mtg. Corp.	173-4-A25100 CO
(NAME)	(NAME)	
620 Copper Ridge Trail	9311 San Pedro Ave, Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WRI- Nashville Residential Fund II, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olusegun Ojo Daniel and Victoria Ojo Daniel, 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:

Being Lot No. 380, on the plan of Phase Two, Oak Highlands, A Planned Unit Development, as the same appears of record in Instrument No. 19991213-0302267, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to WRI-Nashville Residential Fund II, LLC by deed from WRI Residential Fund II, LLC, dated 07/15/2013, of record in Instrument No. 20130718-0074368, said Register's Office.

FURTHER BEING the same property conveyed to WRI Residential Fund, LLC, by Substitute Trustee's Deed from Shapiro & Kirsch, LLC, as substitute trustee, dated 07/0/2013, of record in Instrument No. 20130718-0074367, said Register's Office.

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No.19991213-0302267, said Register's Office.; QC Deed for Open Space and PUD Easements in Instrument No. 200005020044049, said Register's Office.; Charter of Homeowners Association as of record in Book 7337, Page 529, as amended in Book 8765, Page 100, said Register's Office.; By-Laws as of record in Book 7367, Page 615, as amended in Book 8765, Page 90, said Register's Office.; Declaration of Covenants as of record in Book 7350, Page 24, amended in Book 7367, Page 587 and in Book 8765, Page 77; further supplemented and amended in Instrument No. 200004280042354; Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, said Register's Office .

Davidson County DEEDWARR
Recvd: 08/06/13 11:30 3 pgs
Fees:18.00 Taxes:838.42
20130806-0082228

unimproved ☐
This is improved ☒ property, known as **620 Copper Ridge Trail, Antioch,TN,37013**
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 1st day of August, 2013.

WRI- Nashville Residential Fund II, LLC

BY:

Steven Dotson, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of WRI-Nashville Residential Fund II, LLC, the within named bargainor, a limited liability company, and that he as such Member , as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

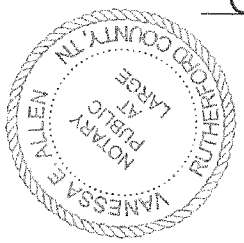
Witness my hand and official seal at office, this 1st day of August, 2013.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

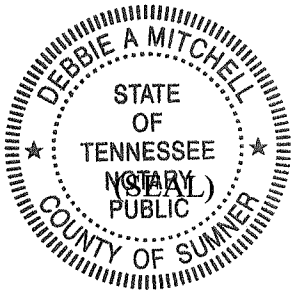
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017