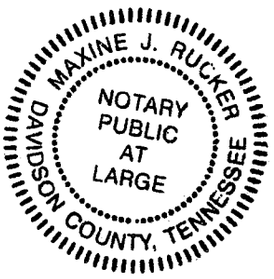
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 30th December 2013

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) MAR 08 2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zuberi Tewogbola	Renasant Bank	04214005500
(NAME)	(NAME)	
123 Rhine Drive	2001 Park Place North, Ste 650	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35203	
(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, Vicki Bomer Bowers, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zuberi Tewogbola and Tasherm Tewogbola,* 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:

*-husband and wife

Land in Davidson County, Tennessee, being all of Lot No. 71 on the plan of Sherry Heights, Section III, according to survey and plat of same appearing of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
Said Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 153.2 feet thereon.
Included in the above description, but excluded from this conveyance is a parcel of land which is a part of lot No. 71 conveyed to the State of Tennessee by deed executed by Eugene Bingham and wife Mary J. Bingham dated July 8, 1966, recorded in Book 4036, Page 602, Register's Office for said county.

Being the same property conveyed to Vicki Bowers, unmarried, ½ undivided interest, on 08/22/2008 and Vicki Bomer Bowers, unmarried, ½ undivided interest, by deed of record in Instrument Number 20120611-0050783 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Sherry Heights, Section III of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2543, Page 437, Register's Office for Davidson County, Tennessee. Easement of record in Book 6209, Page 365, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/08/14 09:29 2 pgs
Fees:13.00 Taxes:658.23
20140108-0001945

unimproved ☐

This is improved ☒ property, known as 123 Rhine Drive, Madison, TN 37115

(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 30 day of Dec. 2013

Vicki Bomer Bowers
Vicki Bomer Bowers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Bomer Bowers, 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 Franklin, Tennessee this the 30 day of Dec. 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE