WARRANTY DEED

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Toni Belyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Richards	Same as Owner	14805010900
(NAME)	(NAME)	
3740 Turley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140029506 DEEDWARR
Recvd: 04/30/14 13:41 2 pgs
Fees:13.00 Taxes:444.00
20140430-0036354

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Grace Awotula, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jessica Richards, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 57 on the Plan of Hillbrook, Section 2, as shown on plat of record in Plan Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samson Awotula and wife, Grace Awotula by Warranty Deed from Then Christ Apostolic Church, W.O.S.E.M., Inc., dated May 11, 2005 and filed in Instrument Number 20050520-0057088, Register's Office of Davidson County, Tennessee. The said Samson Awotula having since died on January 15, 2014 leaving Grace Awotula as sole tenant.

This conveyance is subject to (1) Matters of record in order filed in Instrument Number 20020426-0051689, (2) All matters as set forth on the plat of record in Plat Book 3300, Page 12, and (3) Restrictive Covenants of record in Book 3277, Page 482 and Book 3286, page 375, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3740 Turley Drive, Nashville, TN 37211
(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/or 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/or 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 hand this 22nd day of April, 2014.

Grace Awotula by Rosemary Kehinde Attorney-in-Fact

Grace Awotula by Rosemary Kehinde, as
Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Rosemary Kehinde**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Grace Awotula**, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20140430-0036353, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 22nd day of April, 2014.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067